

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 17th November, 2010 at 6.00 p.m. in the Civic Offices, Telford, Shropshire

PRESENT: Councillors N.A. Dugmore (Chairman), J.A. Francis, D.R. Chaplin, R.T. Kiernan, F.R. Picken, H. Rhodes, M.J. Smith and K.L. Tomlinson (substitute for Councillor G.M. Green)

ALSO PRESENT: Councillor A.J. Eade (for planning application TWC/2010/0428), Councillor S. Bentley (for planning application TWC/2010/0420) and Councillor A.A. Meredith (for planning application TWC/2010/0046)

PB-51 MINUTES

RESOLVED – that the minutes of the Plans Board held on the 27th October, 2010 be confirmed and signed by the Chairman.

PB-52 APOLOGY FOR ABSENCE

Councillor G.M. Green

PB-53 DECLARATIONS OF INTEREST

None.

PB-54 DEFERRED/WITHDRAWN APPLICATIONS

RESOLVED – that planning applications TWC/2010/0046 and TWC/2010/0428 be deferred to allow Site Visits to be made.

PB-55 SITE VISITS

RESOLVED – that the following Site Visits take place on Wednesday, 8 December, 2010:

TWC/2010/0046 – 3.00 p.m.

TWC/2010/0428 – 3.20 p.m.

PB-56 PLANNING APPLICATIONS FOR DETERMINATION

(Councillor F.R. Picken left the room during the presentation of the following application and, having returned to the room, did not vote thereon.)

(a) TWC/2010/0006 - The Talbot Centre, Hillside East, Lilleshall, Shropshire

This application was for the erection of floodlights to illuminate two hard surface tennis courts at the Lilleshall tennis courts. The original scheme had proposed 4 x 10m. high floodlights but concerns had been expressed by both residents and the Council's Street Lighting Engineer, who considered that, even if the lighting shields

were installed correctly, there would still be the likelihood of unavoidable light trespass to properties within 20m. of the site. Therefore, an amended scheme for 6 x 8m floodlights with lower powered luminaires had been submitted. These would be located at the four corners of the tennis courts and at the mid-point of the two ends, which was understood to be in compliance with the Lawn Tennis Association's (LTA) guidance for floodlighting. The amended scheme would help to reduce the potential impact of any light spillage on the two neighbouring properties and conditions would be imposed to ensure that the lights were fitted with effective shields to concentrate the light onto the playing surfaces at all times. The Council's Ecologist had no objections but had recommended a number of measures to mitigate the light spillage that could affect bat foraging routes.

Two letters of objection had been received from local residents relating to the original scheme, one of whom had reiterated his objections to the amended scheme. Lilleshall, Donnington & Muxton Parish Council had no objections to the amended scheme but had recommended that the lighting columns be of a colour that blended in with the surrounding landscape.

This facility, which was used extensively, was one of the premier clubs in Shropshire and the floodlights were required to enable it to develop further by holding matches and coaching during the hours of darkness. The club was hoping to obtain a grant from the LTA to fund 75% of the total cost of the lights.

At this stage the tennis club anticipated that the installation of the floodlights would result in several late afternoon/early evening coaching sessions with only occasional usage later in the evenings possibly for two or three nights a week in the summer, although this could change, but for only one night a week until 8.00 p.m. for the rest of the year. The courts were also available for use by non-members when not required by the tennis club. Therefore, even if the courts were to be used most evenings of the week, it was considered that there would be no appreciable increase in the amount of any noise and disturbance to local residents. Furthermore, the net community benefits accruing from this installation would outweigh any adverse effects that might occasionally be experienced by immediate neighbours.

The Parish Council had stated that notices had been erected around the tennis courts prohibiting their use at those times when tennis was not being played and since then no complaints had been received about anti-social behaviour. As a further safeguard to protect the residential amenities of local residents, a planning condition would be imposed stating that the floodlights should be switched off between 10.00 p.m. and 8.00 a.m.

Mrs. Pauline Coffey, Secretary of the Lawn Tennis Club spoke in support of the application, which would enable both the hours of use for members and for the general public to be extended with the minimum of impact from light pollution on residential amenities.

Members welcomed the application, which would provide community benefits and meet the Council's health and fitness priorities.

RESOLVED – that with respect to planning application TWC/2010/006 planning permission be granted subject to the conditions as set out in the report.

- (b) TWC/2010/0046 - Tudor Rose Cottage, 4 Chetwynd End, Newport, Shropshire

RESOLVED – that determination of planning application TWC/2010/0046 be deferred to allow a Site Visit to be made.

- (c) TWC/2010/0304 - Land adjacent to 27, Hadley Park Road, Hadley, Telford, Shropshire

This was a retrospective application to create a new 10 spaces car park for the Guru Nanak Sikh Temple for visitors during large events. Hadley & Leegomery Parish Council had requested that the application be determined by the Plans Board. The Temple was situated in a predominantly residential area and accessed via a cul-de-sac with double yellow lines on both sides of the carriageway, off Hadley Park Road. It was on a regular bus route and within 300m of Hadley District Centre and a five minute walk from four public car parks. Members noted that planning application TWC/2010/0305 for the extension of the existing car park to the rear of the Temple was also on the agenda.

The Local Planning Authority (LPA) had informally advised the applicants that the proposed change of use of the site would be considered appropriate. During a site visit in relation to this application the Case Officer had observed that the car park was being constructed and had advised the applicants and their contractors to cease work, that any work which had been undertaken was at their own risk, and that commencement of work was not a guarantee that planning permission would be granted.

Four letters of objection and additional information had been received during the consultation period, as summarised in the report. Hadley & Leegomery Parish Council had objected to the application for the highway and planning history reasons set out in the report. However, the Council's Highway Engineer had no objections to the proposal on condition that 2.4m x 43m visibility splays were provided before the car park was brought in to use.

The Temple was open from 6:00 a.m.- 9:00 p.m. for prayers and community uses with prayers being held continuously on Fridays and weekends. The applicants had stated that the existing congregation comprised 150-200 worshippers, who used the Temple for various purposes throughout the day. Additional car parking facilities were required to accommodate between 200-300 mourners at funerals and visitors to weddings and funerals. On average there were two funerals and four weddings per year. The applicants had stated that both regular worshippers and visitors did not wish to use the nearby public car parks due to personal safety fears and visitors from further afield used satellite navigation to locate the Temple and did not, therefore, know the location of the public car parks. Although the Temple had its own existing car park for some 23 cars and the use of the 20 spaces (maximum) on the adjoining Nursery car park after 4.00 p.m. and at weekends, the applicants considered that this did not provide the necessary space required.

The application site was located in the public realm with a road frontage and it was, therefore, considered that the change of use would not detrimentally impact upon the character and appearance of the area. Given the size of the car park and the level of ambient noise on Hadley Park Road, it was considered that the change of use would not significantly impact upon residential amenity.

West Mercia Police had confirmed that there were no reported parking problems and had suggested that the nearby public car parks could be utilised when required. Whilst the LPA appreciated that the Sikh Temple Management Committee had submitted the application to alleviate parking problems, it considered that a more sustainable option would be the greater use of the nearby public car parks in Hadley Centre and, possibly, to improve signage and visitor awareness of their proximity to the Temple.

The existing grass and trees on the site had been removed although the pre-application advice had been that a Survey would be required to assess the impact of the proposed development on the trees. Therefore, it was unfortunate that this area of soft landscaping had been lost with little regard to the local biodiversity of the area. Therefore, the applicant would be expected to re-instate the damaged grass highway verge to and an appropriate condition would be attached to any approval.

Despite these issues, on balance the change of use was considered acceptable as it would not result in a significantly adverse impact upon the character and appearance of the area, the streetscene or the residential amenity of the adjacent residential properties. The development was, therefore, considered compliant with Policies UD2 of the Wrekin Local Plan, Policy CS15 of the Core Strategy and national guidance contained in PPS1 and PPG24.

The update report tabled at the meeting made reference to the concerns expressed by the Parish Council with regard to the planning history of the site. While planning permission for the change of use from a dwelling to a church at 35a Hadley Park Road had been refused in March 1986 inter alia because of the adverse impact on the residential amenities due to the increase in traffic, the increase resulting from the current application was considered acceptable as the traffic movements generated by 10 additional parking spaces would be considerably less than that from a new church and the access was in a different location. The update confirmed that the visibility splay requested by the Highway's Engineer could be achieved.

Councillor M.J. Smith, Ward Councillor for Hadley & Leegomery, supported the application, which would prevent the site from, potentially, becoming an eyesore.

RESOLVED – that with regard to planning application TWC/2010/0304 planning permission be granted subject to the conditions as set out in the report.

(d) TWC/2010/0305 – 109, 110 Parkdale, Hadley, Telford, Shropshire

This was a retrospective application for an extension to the existing car park at the rear of the Guru Nanak Sikh Temple on garden land previously belonging to nos. 109 and 110 Parkdale. The extension would provide additional off-street parking for

visitors to the Temple during large events. The application had been deferred at the previous meeting of the Board to allow Members to undertake a Site Visit.

The Local Planning Authority (LPA) had given informal planning advice that the proposed change of use of the gardens to car parking would be inappropriate but during a site visit the Case Officer had observed that the car parking was already being constructed and had advised the applicants as set out under planning application TWC/2010/0304.

One letter of objection had been received as summarised in the report. Neither Hadley & Leegomery Parish Council nor the Council's Highways Engineer had any objections.

The information relating to the usage of the Temple and the additional car parking facilities required for visitors attending wedding and funerals was as set out in planning application TWC/2010/0304 above.

The irregular shaped extension was bounded by 2.0m high timber panel fencing with concrete posts and gravel boards and gravel board fencing, membrane and hardcore had also been laid. However, the submitted drawings showed timber panel fencing to all of the boundaries and not the mixture of fencing which had actually been erected on the site. The existing mature gardens had been cleared and the trees felled.

The siting of a car park in the rear gardens of residential dwellings was considered unacceptable as it would have a detrimental impact on the character and appearance of the residential amenity as well as on the residential amenities of the occupiers of the adjacent dwellings. Therefore, the additional traffic movements arising from large events at the Temple, potentially all day and night at weekends, was considered unacceptable. In addition, the car park failed to reinforce local distinctiveness, relate positively to its context or positively influence the appearance of the local environment.

Officers considered that, as the additional car parking was only required for large events which would not be held on a regular basis, the proposal, the loss of garden land, and the adverse effect on residential amenity was not justified. In addition, West Mercia Police had confirmed that they had received no reports of parking problems in Hadley Park Road within the last six months and no neighbour representations in respect of on-street parking had been received in response to this planning application. In addition, the LPA was not convinced that only 32 additional spaces would satisfactorily address the presence of up to 300 visitors even with car sharing.

The application form stated that there were no trees on the site but the drawing accompanying the application had indicated that there were, as confirmed by recent photographs. The pre-application advice had included the need for a Survey to be undertaken to assess the impact of the proposed development on the trees and it was, therefore, unfortunate that garden land had been lost with little regard to the local biodiversity of the area.

Councillor M.J. Smith said that the Site Visit had shown the need for additional car parking to solve the issue of on-street parking. As one of the Ward Councillors for Hadley & Leegomery, he was not aware of any noise issues arising from the use of the existing car park. Other councillors who knew the locality commented on the need for additional car parking for the Temple.

RESOLVED – that with regard to planning application TWC/2010/0305 planning permission be granted subject to the resolution of the provision of visibility splays and the conditions as set out in the report.

(e) TWC/2010/0420 - Sytch Lane, Waters Upton, Shropshire

This application from Severn Trent Water (STW) sought planning permission for the change of use of existing agricultural/ grazing land to a sewage pumping station with associated access on to Sytch Lane, hardstanding (turning head), kiosks, fencing and landscaping. The site, which comprised an area of agricultural land adjacent to established residential properties off Sytch Lane to the north of Waters Upton, was bounded by substantial hedge screening to the highway boundary together with timber and wire fencing. There was currently no vehicular access, only a farm gate at the entrance of the adjacent land. The nearest residential properties were located approximately 20m. to the north and 50m. to the south, with further properties in East View being located opposite the site to the west. The application, which Waters Upton Parish Council had requested be determined by the Plans Board, had been deferred from the previous meeting to allow Members to make a site visit.

Waters Upton Parish Council had objected to the development and 17 letters of objection, including duplicates, had been received from local residents, as summarised in the report. The Council's Highways Engineer had requested that visibility splays be provided and following discussions with the applicant's agent it had been agreed that these should be 2m x 30m and located to the south of the access.

STW had statutory responsibilities for the provision of water and sewerage services and proposed improvements to pumping stations, including that at Sytch Lane, as described in the report. The new pumping stations were required to provide adequate sewerage services in the local area. As a statutory sewerage undertaker, STW had permitted development rights for much of the underground works but planning permission was required for the change of use of the land, the kiosk, access, hardstanding and fencing.

The kiosks would be glass reinforced plastic boxes set on concrete plinths of a design, materials and finish in keeping with other STW kiosks in the area and approved in other parts of Telford. The main kiosk would measure 2200mm x 600mm with a height of 2300mm with the smaller adjacent kiosk measuring 500mm x 500mm with height of 1750mm and would be coloured holly green to help blend the development with its rural setting. The access, measuring nearly 35m. in length, would be tarmaced at the entrance to the site and the remaining area surfaced in concrete. The proposed post and rail fencing would measure 1.2m. in height. The applicants' agent had advised that the lighting column indicated on the plans would be used only when emergency maintenance was required. It would measure a

maximum of 3m. in height and would be orientated so that the light illuminated the chambers and wet wells and did not lead to dispersal of light to adjoining properties. The details were still being prepared and the additional information would, therefore, need to be conditioned. However given its position and orientation towards the site the lighting column should not impact on adjoining amenity.

The existing site was relatively well screened along the boundary to the highway and, whilst much of the existing hedge would be removed to provide new access and visibility splays, replacement planting to the front on a new line set back from the highway, and rear of the site was proposed. It was also considered that the boundaries adjacent to residential properties should be screened to minimise the impact of the development in the area and a condition would be imposed accordingly. The proposed kiosks would be set back from the highway and would not be prominent from the highway.

In response to the neighbour concerns relating to large residential development in Waters Upton, whilst it was listed in Policy CS7 as one of the key settlements, officers clarified that Sytch Lane was not currently allocated for new housing. Local residents had also raised concerns about the impact of the development on amenity from traffic generation, noise, odour and upon the character of the area. Whilst it was acknowledged that the proposed pumping station would lead to the loss of a small area of agricultural land, it would not generate a significant increase in vehicle movements. The design and materials and the associated landscaping would minimise its impact in the semi-rural location and there would be no significant impact on the amenity of nearby residential properties. Given the scale, design and materials of the proposed development, the proposal was considered acceptable.

Severn Trent Water's agents had responded to the Parish Council's concerns in detail as set out in the report. In conclusion, whilst officers noted these concerns and those of local residents', the proposed pumping station was considered acceptable in this location by virtue of the proposal's scale, design, form and materials and would not be overly prominent in the area with suitable landscaping. Furthermore, the proposal would not have a detrimental impact on adjoining residential amenities.

Since preparation of the officer's report, the Environment Agency had commented that, whilst they had not requested the proposal, they considered that the scheme would provide a more sustainable, long term water treatment option with benefits to both the water quality and the wider local water environment.

Following the deferral of the application at the previous Plans Board, officers had re-consulted local residents and notified them of the site visit and the date of this meeting. One neighbour had submitted further information to Members regarding local residents' concerns and suggesting an alternative site in Waters Upton, as summarised in the update report tabled at the meeting. STW had responded to the issues raised, as set out in the update report, and had provided photographs showing an example of the proposed development as recently built in Clee Hill, near Ludlow. No specification of the proposed lighting column had been submitted but STW had confirmed that it would not exceed 3m in height.

For the clarification of the Board, the update report gave further information on Part 16 of the General Permitted Development Order 1995 as it applied to this site and outlining that it was only the development above ground level which required consent..

Cllr C. Purves, on behalf of Waters Upton Parish Council spoke against the application and referred to the degree of local opposition. He also made reference to an alternative site which local residents considered more appropriate than that put forward by STW. These views were supported by Mr. Kevin Whittle, a local resident, who had provided additional information for the Members, as tabled. Councillor Stephen Bentley, Ward Member for Ercall Magna, spoke against the application and asked that determination of the application be deferred to allow STW to undertake further investigations on the suitability of the proposed site.

Alan Hardwick of Fisher German, the applicant's agent, spoke in support of the application. In response to the points raised by the previous speakers, he said that the Environment Agency had confirmed that the proposed scheme was the most sustainable solution to providing a sampling point, which was the main reason for installing this Sewage Pumping Station.

Councillors R.T. Kiernan and H. Rhodes asked if any alternative sites had been considered and the Planning Officer responded that, while the Council had not done so, STW had, but full information on an alternative site had not been made available. The Chairman suggested that, in view of the local concerns being expressed, determination of the application be deferred and STW be requested to provide this information to justify its choice of the application site. This was supported by the Head of Housing & Planning, who stated that an evaluation of any alternative sites would allow the Board to have all the available information on which to make its decision.

RESOLVED – that planning application TWC/2010/0420 be deferred to enable officers to seek additional information on the location of the Sewage Pumping Station.

(f) TWC/2010/0423 - 1 Ellerdine, Telford, Shropshire, TF6 6RP

This application sought planning permission for the demolition of the existing dwelling and the erection of a detached two-storey replacement. The existing dwelling had previously been altered and extended and there was planning permission for further extensions. Ercall Magna Parish Council had requested that both applications be considered by the Plans Board.

Ercall Magna Parish Council had no objection to one dwelling on the site with access from the road. The Council's Highways Engineer had no objection to the proposal subject to appropriate conditions.

The proposal was for a two-storey replacement dwelling in the same location as the existing property, utilising the recently approved vehicular access at the north of the site. The dwelling, which would have four large bedrooms and 3 bathrooms on the first floor, would be orientated so that the frontage faced north-east towards the new

detached garage and access. A similar submission for a replacement dwelling had been withdrawn as it was deemed to be too large and pre-application discussions had taken place on the required revisions to the scale and design. The proposal was in accordance with these discussions.

Given the revisions in national and local planning policies, there were no policy constraints to a replacement dwelling as opposed to the creation of a new dwelling in the rural area. Therefore, the principle of a replacement dwelling was considered acceptable subject to the relevant design policies. The replacement dwelling would be required to be of a similar footprint to the existing building and the recently approved extensions and alterations.

The existing dwelling and approved extensions had a footprint of 157.4sq.m and measured 6.95m to ridge height. This proposal had the same footprint but a ridge height 0.15m higher than the existing dwelling and 1.0m. higher than the ridge height of the garage. This was considered acceptable as it would give the dwelling dominance over the existing substantial detached garage building. The design of the dwelling was modern and similar to the approved extensions but with wider symmetrical gables and a single central window at first floor but with wider ground floor windows. Therefore, it was considered that the design and appearance would be improved if the ground floor windows matched the proportions of the first floor windows and amended plans would be requested accordingly. It was intended that the building will be constructed in materials to match the recently constructed garage.

The proposed replacement dwelling would not adversely impact on adjoining residential amenity given the separation distance of approximately 50m. from nearby properties or the orientation of the property. Existing screening would be retained and the property would not appear overly prominent in the area, being set back from the highway. The scale and design of the replacement dwelling was in keeping with the existing development on the site and the surrounding area and would improve the existing character and appearance by replacing the ad hoc arrangement of extensions constructed in a variety of materials. On balance, whilst the gables were wider than those approved on the 2008 plans for extensions to the existing property, the replacement dwelling was considered to be of an acceptable scale and design. Given that the replacement dwelling matched the footprint of the extended property and the applicant had been advised that this was the maximum that would be allowed, officers considered that permitted development rights should be removed to control the scale, mass and form of the replacement dwelling in the rural area.

Councillor C. Purves, on behalf of Ercall Magna Parish Council and David Humphreys, the applicant's agent, spoke in support of the application. David Humphreys said that the proposed new build would provide a more symmetrical dwelling than would the previously approved extensions to the existing dwelling. The new build would be energy efficient and of a design in keeping with the area.

The update report tabled at the meeting informed the Board that, following discussions with the applicant's agent, amended plans had been received showing a reduction in the size of the ground floor windows on the front elevation in line with

the suggestion contained within the main report. Officers considered that the design and appearance of the proposed dwelling would be enhanced by this amendment.

RESOLVED – that planning application YWC/2010/0423 be granted planning permission subject to the submission of amended plans and to the conditions as set out in the report.

(g) TWC/2010/0428 - Longford Cottage, Longford Road, Newport, Shropshire

RESOLVED – that determination of planning application TWC/2010/0428 be deferred to allow a Site Visit to be made.

(h) TWC/2010/0502 - Land Off Park Road, Dawley Bank, Telford. Shropshire

This was an outline application by Telford & Wrekin Council for 100% affordable housing on a site of approximately 0.8ha currently used as grazing land, with all matters reserved for later consideration. The indicative site layout demonstrated that 6 x 2 bedroom houses, 12 x 3 bedroom houses and 2 x 4 bedroom houses with a maximum height of two storeys could be accommodated together with at least 200% provision of on-plot parking and garaging. A zoning plan identified the maximum areas for built development, green spaces and details for roadways and planting.

The development was part of a larger joint venture between Telford & Wrekin Council and the Homes & Communities Agency (HCA) to increase affordable housing provision in the borough. Sites were being made available at nil land value to facilitate such schemes with the net gain being sought for the borough. Whilst all of the HCA sites currently had outline planning consent, those from Telford & Wrekin Council required outline consent to ensure that the developers or Registered Social Landlords could progress the programme of works to ensure deliverability of the project.

Lawley & Overdale Parish Council had commented as set out in the main report and one letter of objection had been received from the adjacent factory relating to parking issues. The update report tabled at the meeting outlined the additional comments received from the Parish Council in respect of the birds on the site. In response the Planning Officer informed the Board that the applicants had carried out an ecological study which had shown that there were no protected species present but had made recommendations for action to ensure that the proposal would have no adverse impact on wildlife in the area. The update report also responded to the concerns expressed by the objector and informed Members that the application site was not currently used for parking by the factory and, as there would be sufficient parking provision within the proposed development, there would be no adverse impact on its parking area.

The site was designated as 'white' land in the local plan and, therefore, was acceptable for development in principle, subject to issues of highways, drainage, ground conditions design, etc. being agreed. In addition, a previous, lapsed approval for development of part of the site with 12 residential properties had established the principle of residential development. The Council's Highways Officer

had no objection in principle to the development and access, subject to appropriate conditions.

As this application was for outline planning permission only, the principles of design could be considered, as set out in the Design and Access Statement. It was considered that the configuration of the development zones would allow for a variety of affordable housing types, of a maximum of two storeys in height to reflect the character and appearance of existing residential properties within the area. In addition, the location of the development zones would ensure that there was sufficient separation between the proposed and existing properties to preserve the amenities of occupiers of these properties. The proposal, therefore, accorded with Policy UD2 of the Wrekin Local Plan and CS15 of the Core Strategy.

Given the proximity of the site to existing industrial uses at adjacent properties, a noise survey was required to consider the impact of the proposed development, as set out in the report but appropriate conditions could be imposed to ensure an adequate level of protection. In accordance with PPG24 guidance, acoustic barriers were not considered appropriate, but the buildings would be expected to have solid facades in terms of method of construction and double glazing to mitigate any noise impact.

The zoning plan indicated an area of open space with details of use to be confirmed at the reserved matters stage but the principle of retaining open space was acceptable. The existing trees, which were situated around the edge of the site, were of importance in both ecological and visual terms and their retention was considered essential, which would be secured through conditions. Therefore, the development was in accordance with Policy CS11 of the Core Strategy and Policy OL11 of the Wrekin Local Plan

A development of this scale would impact upon the existing community facilities, and, normally, there would be a requirement for contributions for play facilities/open space and education. But, as the proposal was for 100% affordable housing, a contribution was not being sought in this instance as it was considered that the overall benefit of increased affordable housing provision was sufficient planning gain. The update report made further reference to this point and informed the Board that, whilst a scheme of this size did not warrant the creation of formal play space within the site, an area of open spaces for informal play/use was proposed and it was not considered that the lack of formal facilities would have an adverse impact upon adjacent occupiers in terms of anti-social behaviour or damage to buildings. To ensure that the development would deliver 100% affordable housing, the update report stated that the Council, as landowner, would be required to agree that the site would be bound by an appropriate obligation.

RESOLVED – that with regard to planning application TWC/2010/0502 the Head of Housing & Planning be authorised to grant outline planning permission subject to the Council as landowner agreeing that the land would be bound by obligations in respect of the provision of 100% affordable housing, and to the conditions as set out in the main report.

(i) TWC/2010/0520 - 1 Ellerdine, Telford, Shropshire,

The application sought retrospective planning permission for the conversion of the large detached garage on the site into residential accommodation; the applicant and family having been resident in the converted garage since the beginning of July 2010. It was the applicant's intention to live in the building until the construction of the replacement dwelling (TWC/2010/0423) had been completed, subject to receipt of planning permission. Ercall Magna Parish Council had requested that the application be determined by the Plans Board, and had submitted objections to the proposal.

The proposal related to a recently built large detached garage measuring approximately 100 sq.m. with ancillary living accommodation at first floor. It comprised three bays to the front and additional garaging/ storage to the rear and had been converted by replacing the garage doors with French doors/windows. The ground floor comprised a lounge and playroom to the front and a kitchen/dining area to the rear. Each room had been fully equipped with permanent in-built fixtures and fittings although the applicant had advised that the fitted kitchen would be re-installed in the proposed dwelling. The first floor comprised three bedrooms and a bathroom. Planning permission for the garage had been granted in 2009 (W2009/0759) and, for clarification the report set out conditions 6 and 7 of that planning approval, as follows:

6. *The ground floor of the garage building shall not be used for any purpose other than those incidental to the enjoyment of a dwelling house but not as living accommodation.*
7. *The development hereby permitted shall only be used as an integral part and incidental to the enjoyment of the existing dwelling and shall not at any time be occupied as separate residential accommodation.*

Following occupancy of the garage both the applicant and his agent had been advised by the Planning Enforcement Officer that this was in breach of these conditions. In addition, if planning permission was granted for a replacement dwelling (TWC/2010/0423) once the existing dwelling was demolished and until the new dwelling was habitable, only the converted garage would be in situ. Accordingly, it would then be a separate unit of accommodation and not ancillary to the dwelling house and thus contrary to the extant approval.

The application form submitted did not specify that the conversion of the garage would be for a temporary period whilst the updated Design & Access Statement stated that the proposal was for retrospective 'Temporary Garage Conversion' during work to either build the extension to the existing dwelling (W2008/1331) or to replace the main dwelling. The application was, therefore, being considered as a temporary dwelling. No timeframe for how long the construction of the dwelling or the extension would take to complete and for the residential use of the garage had been submitted by the applicant.

The principal alterations proposed to the garage were the replacement of the 5 doors with French windows and the addition of a partition wall to create a lounge and a playroom. Within the rear workshop/storage area a fitted kitchen had been installed

and 3 plasma screens had been installed within the walls of each of the ground floor rooms. At first floor level additional partition walls had been installed to create 3 bedrooms. This conversion had the appearance of being permanent in its layout, fixtures and fittings, with the applicant having incurred significant expense. Subsequently, officers considered that the application should also be considered having regard to policies relating to the principle of new dwellings in the rural area, particularly Policy CS7 of the Core Strategy which stated that development within the rural area should be limited to meet the needs of the area and be focussed on the three key settlements of High Ercall, Tibberton and Waters Upton. In addition, it did not constitute an infill plot within a built-up frontage of the village in accordance with H10 of the Wrekin Local Plan. The garage already constituted built form within the residential curtilage and, therefore, the development did not extend the village into the open countryside but the conversion of the garage to a residential dwelling would create an additional residential unit in the rural area, outside the key settlements and further exceeding rural housing numbers. Consequently the creation of a new dwelling in this location was contrary to Policies CS1, CS7 and H10 and was, therefore, unacceptable.

Whilst the built form of the garage had not significantly changed, the external appearance had been altered with a predominance of glazing to the openings, as determined by its new unauthorised use as a residential unit. Whilst the design was acceptable as the scale, form and proportions were unchanged, the principle of the conversion was not acceptable and the garage could no longer be utilised for its intended purpose.

Given that the development would be contrary to both national and local planning policies, the proposal could not be supported on a permanent basis and temporary planning permission could not be supported as it would be unreasonable to condition temporary permission and request that the building was reverted to garaging at the end of the temporary period given the permanent nature of the conversion. The conversion of the garage to residential use had been undertaken at the applicant's own risk as the Local Planning Authority had advised that the development breached conditions on planning permission W2009/0759.

Councillor C. Purves on behalf of Ercall Magna Parish Council said that concerns had been raised that the applicant was attempting to secure two properties on the one site given the standard of work and the fittings that had been installed in the garage.

The applicant's agent, David Humphreys, responded that there had been no attempt to have two dwellings on the one site, as any confusion with regard to the site address had been due to an administrative error by the Local Planning Authority, for which it had apologised. He stressed that the conversion of the garage was only intended to be temporary during construction of the now approved new build. The fittings installed in the garage would be reinstalled in that dwelling. His client was willing to accept a S106 obligation to restrict the future use of the garage.

Councillor D.G. Chaplin drew the Board's attention to conditions 6 and 7 of planning permission W2009/0759 which restricted the use of the garage as ancillary

accommodation only. This was supported by the Chairman and Councillor K.L. Tomlinson.

RESOLVED – that with regard to planning application TWC/2010/0520 planning permission be refused for the following reasons:

1. The proposed conversion of the detached garage to a new residential property in Ellerdine was considered unacceptable as the site lay outside the identified settlements of High Ercall, Waters Upton and Tibberton where new residential development in the rural area was expected to be sited. The development would not constitute an exceptional circumstance, in terms of providing an agricultural or forestry workers dwelling or affordable housing, and the provision of a new dwelling away from the identified settlements would conflict with the purposes of the adopted Core Strategy. Accordingly the development was contrary to Local Development Framework Core Strategy Policies CS1 and CS7, Wrekin Local Plan Policy H10 and national guidance contained in PPS1, PPS3 and PPS7.

The meeting ended at 7.20 p.m.

Chairman:

Date:

TELFORD & WREKIN COUNCIL

PLANS BOARD

8TH DECEMBER 2010

Schedule 1 - Planning applications for determination by Board

TWC/2010/0046 Tudor Rose Cottage, 4 Chetwynd End, Newport, Shropshire, TF10 7GE	Erection of single storey rear extension a detached garden room and alterations to include attic conversion	2
TWC/2010/0093 All Labour In Vain, Wellington Road, Horsehay, Telford, Shropshire, TF4 2PU	Demolition of public house and erection of 9no. dwellings	8
TWC/2010/0314 45 Dawley Road, Arleston, Telford, TF1 2HW	Change of use from delicatessen (Use Class A1) to delicatessen and hot food take away (Use Class A5) *****Amended plans and additional information*****	13
TWC/2010/0428 Longford Cottage, Longford Road, Newport, Shropshire, TF10 8LP	Erection of a double garage with ancillary living accommodation	19
TWC/2010/0458 62 Wrekin Road, Wellington, Shropshire, TF1 1RN	Conversion of existing day care centre to 8no. dwellings and erection of 4 dwellings with associated parking, new site access and associated landscape and engineering works (Amended description)	22
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TWC/2010/0527 4 Hiatt Avenue, Wellington, Telford, Shropshire, TF1 3AS	Erection of single storey front, side and rear extension	33
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TWC/2010/0046

Tudor Rose Cottage, 4 Chetwynd End, Newport, Shropshire, TF10 7GE
Erection of single storey rear extension a detached garden room and alterations to include attic conversion

APPLICANT

Ms Sarah Moreton-Caller

RECEIVED

25/03/2010

PARISH

Newport

WARD

Newport North

CASE OFFICER

Elizabeth Attwood

MEMBERS WILL RECALL THAT THIS APPLICATION WAS DEFERRED ON 17th NOVEMBER 2010 TO ENABLE MEMBERS TO CARRY OUT A SITE VISIT.

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Effect on character and appearance of the listed building and Newport Conservation Area and residential amenity.

PROPOSAL: This is a full application for the erection of a small single storey rear extension to provide a Utility room and WC, the installation of two pitched roofs over both the existing flat roofed extension and the proposed extension, and a detached sun room (shed) in the rear garden.

A Listed Building consent application (TWC/2010/0047) has also been submitted for above works as well as other alterations that include:

- an attic conversion to create an en-suite bedroom
- the insertion of four conservation roof lights
- the glazing of the top panels of the timber framed gable
- inserting a new staircase from the first floor to the attic
- blocking the landing window on the first floor
- inserting a new window in the study
- repositioning the door into the sitting room
- constructing a single storey rear toilet extension
- replacing the existing flat roof with a pair of gables
- retrospective permission for the erection of a garden room.

The Listed Building application will be decided once this planning application has been determined.

This application is part retrospective as the detached timber sun room shed has already been erected in the rear garden.

SITE AND SURROUNDINGS:

Tudor Rose Cottage is a Grade II Listed Building and is the end property in a row of six dwellings. The property is located within Newport Conservation Area.

The application site comprises a late C19 two storey house incorporating part of a C17 timber framed structure. The property fronts onto Chetwynd End and the front elevation has two Bay windows either side of a plain central doorway all under a tiled pentice porch and two modern casements windows above.

The southern gable has an exposed timber frame with C19 barge boards finished with a spike finial and a steeply pitched tiled roof. The rear elevation is facing brick on the ground floor with exposed timber framing on the first floor some of which is possibly sham (fake). There is a previous single storey flat roofed kitchen extension off the rear elevation.

The rear garden is bounded by an approx 2m length of walling to the south and is adjacent the car park belonging to a small housing association development. The common boundary between the application site and the adjoining property comprises the rear wall of the kitchen and outbuilding belonging to the neighbouring dwelling (no.6 The Honey House) and is approximately 3.5m in height adjacent the proposed development reducing to approx 2m high then changing to timber panel fencing .

PLANNING HISTORY:

This application is similar to a previous approval W2005/1172 for a loft conversion and pitched roof to the existing single storey kitchen extension with the addition of a WC on the ground floor. This has not been implemented.

A previously constructed WC extension has been demolished prior to prosecution as it did not benefit from planning permission, listed building consent or Building Regulation approval.

PLANNING POLICY CONTEXT:

National Planning Guidance
PPS 1 Delivering Sustainable Development
PPS5 Planning and the Historic Built Environment.

Saved Wrekin Local Plan Policies
UD2 Design Criteria
HE3 New Development in Conservation Areas
HE16 Alterations and Additions to Listed Buildings

LDF Core Strategy
CS14 Cultural, Historic and Built Environment.
CS15 Urban Design

CONSULTATION RESPONSES:

Newport Town Council has advised that they have received correspondence from the occupier of the neighbouring property regarding dampness in the party wall.

Conservation Officer no objections subject to conditions.

The Ecologist has suggested a bat and bird informative given the age of the building.

A Site Notice and nine direct neighbour letters have publicised the application.

Representations have been received from the nearest neighbour at Honey House (No.6). Some of the issues raised are in respect of an on-going neighbour dispute concerning the sand blasting of the boundary wall, which has resulted in the bricks becoming porous. Other issues raised are:

- On-going damp issue
- Party Wall Act
- Access for maintenance of wall,
- Refusal of applicant to allow neighbour's surveyor access to inspect the wall,
- No objection to loft conversion providing adequate noise and fire insulation is incorporated,
- Adverse effect on building insurance policy,
- Adverse impact on market value of no.6,
- Location of proposed toilet and drainage system in relation to the boundary,
- Close proximity of garden room to wall,
- Would like 1.0m gap between any development and wall,
- No objection in principle to rear extension providing a gap is left between extension and boundary wall.

PLANNING CONSIDERATIONS:

Planning permission is only required for the single storey rear toilet and Utility extension, the replacement of the existing flat roof with a pair of pitched roofs and the retention of the sun room (shed). The other proposed alterations are permitted development and only require Listed Building Consent.

Nationally, PPS5 gives Government advice on the protection of historic buildings and conservation areas and it's policy HE7.5 states that Local Planning Authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.

Additionally, PPS1 outlines that design must be appropriate in its context and should improve the character and quality of an area, and that if a development fails to achieve this, it should not be accepted.

Guidance contained in the Core Strategy policy CS14 advises that *inter alia*, the LPA should protect and enhance the historic environment, cultural and built heritage, and CS15 states that development should positively influence the appearance of the local environment.

Policy HE3 requires new development to be of the highest standards of design that will preserve or enhance the character or appearance of the area.

Policy HE16 states that alterations and extensions to listed buildings will only be permitted when amongst other issues; the essential form and character of the building are maintained and the historic interest of the building and its setting are not adversely affected, its architectural features are retained.

Policy UD2 provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively to their context. The Council will assess it in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access and spatial quality.

The existing flat roof over the kitchen extension with upvc windows detracts from the character and appearance of the listed building. Although an earlier consent allowed a pitched roof over part of the existing rear extension, this current revised design, which removes the flat roof altogether, is considered to be more appropriate. Thus it will result in an enhancement and will have a positive impact upon the character and appearance of the listed building, the street scene and the Conservation Area.

The sun room, which has the appearance of a large garden shed, is not attached to the listed building and is not visible within the public domain, and therefore will have no impact upon the character and appearance of the listed building or the Conservation Area.

The sun room is positioned close to the boundary wall with No.6 but not touching it. Comments raised by the neighbour in respect of the shed impeding access to her wall for maintenance are noted. However, there is no minimum separation distance required between the structure and the wall, nor maintenance access in this situation, and hence it is not a material planning consideration in determining this application and is covered under separate legislation.

As a result of the neighbour's concerns the case officer has attempted to sort out the damp issues by involving the Council's Environmental Health Officer (Private Sector Housing) and has been in discussions with the agent, the neighbour and the neighbour's surveyor and this has resulted in the delay of determining this application. The exact cause of the damp in both properties is unknown despite more recent investigation and surveys prompted by the planning officer. It is considered that the concentration of water may well be exacerbated by the existing rainwater and foul water disposal arrangements. Although the damp problem is not material in respect of determining the application, trying to resolve it seems to be a sensible course of action because if the extension was approved and then built, the on-going damp problems would be encapsulated within the new build without giving opportunity to resolve the problem if the neighbours were not prepared to discuss the matter. Officers conclude that there appear to be a number of factors contributing to the damp problems being experienced by both properties.

The proposed small single storey rear extension that will abut the neighbouring wall and the new pitched roofs will necessitate the removal of the gulley running against the wall, the repositioning of the existing soil and vent pipe and the reconfiguration of the rainwater disposal, which will all help address the drainage issues.

Whilst the damp matter is not a planning issue officers consider that the proposed extension, which is acceptable in design, scale and impact terms, will help alleviate the damp problems experienced by both the applicant and the neighbour. Building the small extension adjoining the neighbour's boundary wall will allow the applicant's rainwater guttering and foul drainage arrangement to be altered. The guttering will be

re-routed into the new valley gutter between the 2 new pitched roofs and the extension would be sealed and lead flashed to the wall of no.6, with the box gutter adjacent to the neighbour's wall draining to a soakaway in the applicant's garden.

The abutting of the new extension to the existing boundary rear wall would also cover the area of sandblasted brickwork (another of the neighbour's concerns), and any damp proof membrane inserted into the neighbour's wall would further prevent any ingress of damp. The extension would be constructed upon a raft foundation which would minimise the amount of excavation required and ensure the stability of the neighbouring property.

The neighbour would prefer the small extension to be set away from the boundary wall leaving a gap. This design option has not been presented by the applicant. Having a small gap between the extension and the neighbour's wall will be a trap for damp and rubbish and will not be big enough to allow maintenance of the wall. In addition there would be no need to reposition the soil and vent pipes or address the drainage issues. The Council can not insist that the applicant amend the proposal in such a way. Officers consider that the proposed development to join onto the neighbour's boundary wall is acceptable in policy and design terms and will also help solve the existing damp issues, and is therefore the preferable solution.

As the extension would adjoin the neighbour's wall the neighbour's consent would be needed for this work to go ahead. Notice has been served on the owner but any subsequent refusal for any works on their land is not a planning matter. Therefore, although permission will have to be given by the neighbour (and this is not a material planning consideration), the design of the proposed rear extension for Utility and WC is considered acceptable and will be beneficial to the neighbouring property. The proposed development complies with the Council's 45 degree code, sufficient private amenity space is retained and parking is unaffected.

In conclusion, it is considered that the siting, scale and design of the extension is acceptable with matching materials and replacement timber windows, and as such the proposed development is an improvement to the existing situation. It will result in an enhancement to the Listed Building and not harm its historic fabric or interest and will have a positive impact upon the character and appearance of the street scene and Conservation Area. There will be no loss of residential amenity to the adjoining neighbour and the on-going damp issues will be addressed as a consequence. Off street parking is unaffected and adequate private amenity space is retained.

Accordingly, the proposal accords with policies CS14 and CS15 of the Local Development Framework Core Strategy, 'saved' Policies UD2 HE3 and HE16 of the Wrekin Local Plan and national guidance contained in PPS1 and PPS5, and is therefore recommended for approval with conditions.

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to the following conditions:

Conditions

1. A06 time limit.
2. B06 samples of materials.

3. B11 details of doors and windows 1:10.
4. C38 In accordance with approved plans.
5. C41 metal rainwater goods.

Informatives

1. I23 bats.
2. I30 Party Wall Act.
3. I40 conditions.
4. I41 Reasons for grant.

REASON FOR APPROVAL:

The siting, scale and design of the extension is acceptable with matching materials and replacement timber windows, and as such the proposed development is an improvement to the existing situation. It will result in an enhancement to the Listed Building and will have a positive impact on the character and appearance of the street scene and Newport Conservation Area. There will be no loss of residential amenity to the adjoining neighbour and the on-going damp issues will be addressed as a consequence. Off street parking is unaffected and adequate private amenity space is retained.

TWC/2010/0093

All Labour In Vain, Wellington Road, Horsehay, Telford, Shropshire, TF4 2PU
Demolition of public house and erection of 9no. dwellings

APPLICANT

Punch Taverns PLC

RECEIVED

25/03/2010

PARISH

Dawley Hamlets

WARD

Horsehay and Lightmoor

CASE OFFICER

Emma Green

OBJECTIONS RECEIVED: Yes

MAIN ISSUES:

Loss of Community facility and principle of development, scale and design, impact on neighbouring properties, highways and ecology

PROPOSAL:

Demolition of the existing public house and erection of 9 dwellings, the mix is 7 three bed and 2 four bed dwellings.

SITE AND SURROUNDINGS:

The site comprises of an existing two storey public house with associated car parking, situated to the east of Wellington Road. The site is roughly triangular in shape and approximately 0.29ha. The pub is located at the back of pavement with the parking located to the south and east. A private garden and single storey outbuilding is located to the north of the site. There is a further 0.08ha of garden for the pub. The ground level of the site falls away to the north. There is also a change in level which slopes away to the rear of the existing public house. The northern, eastern and southern boundaries comprise of hedging and trees. The western boundary has a low hedge/planting to the southern end, and then is open for at the building frontage and access to car park.

There are detached dwellings adjacent to the eastern and southern boundary of the site. There is a wooded area to the north and then a traffic island. To the west of the site is largely open space, with road beyond, there is one property located to the south/west.

The wider area is predominantly residential in character, and largely two storey development. There is a church and community hall located approx 132m to the north of the site. The Foresters Arms public house is located approx 50m to the south of the site.

PLANNING HISTORY:

There is no directly relevant history on the site, just applications to extend the public house and facilities.

PLANNING POLICY CONTEXT:

National Planning Guidance

PPS 1 –Delivering Sustainable Development

PPS3 – Housing

PPS9 – Biodiversity and Geological Conservation

Saved Wrekin Local Plan Policies

UD2 – Design Criteria

H6 – Windfall sites in Telford and Newport

LDF Core Strategy

CS1 – Homes

CS10 – Community Facilities

CS12 Natural Environment

CS15 – Urban Design

CONSULTATION RESPONSES:

Dawley Hamlets Parish Council – Objects to the loss of pub facility in Horsehay, particularly given that some of the alternatives as discussed in the design and access statement are not available long term as have either closed and or have planning consent granted for redevelopment.

Fire Service: No objection subject to informatives

Drainage: No objection subject to conditions B33 on foul and surface water drainage and B35 on soakaways.

Geotechnics: No comments

Highways: No objection to the proposal subject to conditions to ensure no buildings or planting within 1m of the existing footpath and provision of parking and turning areas.

Ecology: Initial comments requested further information to assess potential impact of demolition on protected species. Additional comments on further information, no bats roosting, but evidence of birds, so replacement nesting sites required to be conditioned. Further conditions recommend to enhance and protect the site for ecological purposes B96 lighting strategy, B97 planting scheme, C71 updated survey, C76 nesting birds vegetation and C77 nesting birds pre-construction and informatives I22 protected species I25c bird boxes, I25e trenches

Contaminated Land: No objection subject to condition B30 on land contamination

Neighbour comments have been received from 4 properties, objecting on grounds of:

- The number of dwellings proposed and the associated parking issues envisaged from this development.
- Need to ensure constant electricity supply for pumping of sewerage waste.
- Loss of views
- Noise and disruption during construction
- Management of pub has lead to its decline
- Issues of sewage and drainage as there is no mains sewage system, and surrounding properties have septic tanks
- Overlooking of adjacent properties

PLANNING CONSIDERATIONS:

Principle of development

The site is designated as 'white' land in the Wrekin Local Plan and there is a presumption in favour of development, if such development accords with other policies within the development plan. The Parish Council have raised concern regarding the loss of the existing pub as a community facility under policy CS10 of the Core Strategy. The supporting paragraphs note that public houses are part of the fabric of a community, it is not considered as an essential service. The purpose of the policy was to ensure that residents have access to facilities to meet day-to-day needs.

This issue was raised at the appeal for the loss of the Charlton Arms public house and hotel in Wellington. The Inspector, in considering this issue, had consideration to the range of other bars and facilities in the vicinity and whether the use of the building fulfilled a 'day-to-day' need for residents. It was concluded that such facilities were not required and the loss of the Charlton Arms was not considered to conflict with policy CS10.

Whilst having consideration to the level of alternative provision within Horsehay, the role of the existing public house, and the Inspector's view of the application of policy CS10 as a material consideration, officers conclude that the purpose of this policy is not to preserve and protect all public houses, but is to assess the provision of wider community facilities, and the role this business plays within the community. In this case, it is considered that the provision of other public houses and facilities is sufficient to meet the daily needs required by local residents. The proposal therefore accords with policy CS10 of the LDF Core Strategy.

Scale, mass and design

The buildings are proposed to front the adjacent road, and have private gardens and parking to the rear, this is considered an acceptable layout which responds well to the surrounding context of development. The buildings are two storey dwellings, of an appropriate scale and massing to reflect residential development in the area. There is a change of ground level within the site, and the design of the properties has exploited this to give a lower ground floor at the rear of the building, resulting in two storey front elevation and three storey rear elevation.

With the initial plans there were a number of minor design issues with plots 3-9 in terms of porch details and inclusion of Juliette balconies. Amended plans have been received to alter the front porches to plots 5 and 6 to be of a design proportionate to the buildings, in keeping with the character and appearance of the proposed streetscene and not overly dominant. Furthermore, the balconies have been removed and more traditional windows inserted at ground floor again in keeping with character of the proposed dwellings and the surrounding area. Accordingly, the proposal as amended complies with policies CS15 of core strategy and UD2 of Wrekin Local Plan.

Impact on neighbouring properties

The proposed design exploits the ground level differences on the site to create a lower ground floor. The neighbouring properties are situated on approximately the same ground level, as the proposed front elevation of the dwellings; in addition there is between 15 and 34m (given the shape of the plots) separation distance between the buildings, which is considered sufficient to ensure the development will not adversely impact on residential amenities, in terms of privacy, overlooking and outlook, of occupiers of neighbouring dwellings.

Highways

The proposed layout has one plot with direct access off road and other 8 plots are served by a private drive. There is provision for two allocated parking spaces per dwelling, 5 visitor spaces and a turning facility. This level of parking provision is considered acceptable and the highways officer does not consider that there will be a detrimental impact on highway safety, subject to conditions to ensure that this level of parking and turning facility is laid out, and available for use prior to occupation of dwellings.

Ecology

The proposal has been amended to include additional planting along the north boundary, which increases the opportunity for biodiversity on the site and protect nesting birds which have been identified on the site. These measures can all be controlled through the imposition of appropriate conditions as recommended above.

Other issues

Neighbour objections have raised concerns regarding issues of noise and disruption during the construction period. This will be a short term impact of the development and is not sufficient to warrant refusal of the scheme, as the impact can be adequately controlled through condition B80 Site Environmental Management plan, which is recommended for imposition on the consent.

With regard to drainage, there are a number of methods of drainage which can be undertaken; therefore a scheme requiring further details is considered sufficient to ensure that the site can be adequately drained. In terms of control of power supply for neighbouring properties drainage this is not an issue for control under planning regulations and is not a material consideration in the determination of this application.

Conclusion

The principle of residential development in this location is acceptable. The scale, mass and design of the dwellings as amended, is acceptable and in keeping with the character and appearance of the surrounding area. There will be no detrimental impact with regard to highway safety, and issues of drainage and ecology can be controlled through conditions. There is adequate separation distance from the

neighbouring properties to ensure no adverse impact on occupier's amenities. Subsequently, the proposal complies with local and national planning guidance.

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to the following conditions:

- | | | |
|----|------|--|
| 1 | A04 | Time limit – Full with no reserved matters |
| 2 | B05 | Details of materials |
| 3 | B06 | Samples of materials |
| 4 | B11 | Details of doors and windows |
| 5 | B14 | Landscaping design |
| 6 | B30 | Land contamination |
| 7 | B33 | Foul and Surface Water drainage |
| 8 | B35 | Soakaway tests |
| 9 | B80 | Site Environmental Management Plan |
| 10 | B96 | Lighting strategy |
| 11 | B97 | Planting scheme |
| 12 | C20 | Parking, loading, unloading and turning |
| 13 | C38 | Development in accordance with deposited plans |
| 14 | C71 | Updated survey |
| 15 | C76 | Nesting birds (vegetation) |
| 16 | C77 | Nesting birds (pre-construction) |
| 17 | CSB | No buildings or planting within 1m of highway |
| | I22 | Protected Species |
| | I25c | Bird boxes |
| | I25e | Trenches |
| | I32 | Fire Service |

REASON FOR APPROVAL:

The proposed residential development is acceptable in principle, and of an appropriate scale, mass and design to be in keeping with the character and appearance of the surrounding area. The traffic movements generated by the development can be accommodated without detriment to highway safety. Furthermore, the proposed development will not adversely impact on amenities of neighbouring occupiers.

TWC/2010/0314

45 Dawley Road, Arleston, Telford, TF1 2HW Change of use from delicatessen (Use Class A1) to delicatessen and hot food take away (Use Class A5)

*****Amended plans and additional information*****

APPLICANT

N Afzal

RECEIVED

18/08/2010

PARISH

Wellington

WARD

Arleston

CASE OFFICER

Anna Robinson

COUNCILLOR McCLEMENTS HAS REQUESTED THAT THIS APPLICATION IS CONSIDERED BY MEMBERS AT PLANS BOARD

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Design and appearance, Impact on amenity, Anti-social behaviour

PROPOSAL: The application seeks planning permission to change the use of the existing retail unit from a delicatessen (Use Class A1) to a combined delicatessen and hot food take-away (Use Class A5) within the row of shops in Arleston

SITE AND SURROUNDINGS:

The application site comprises an existing established shop unit, currently operating as a delicatessen, which is positioned at the end of a row of shops in Dawley Road, Arleston, with 2 floors of residential accommodation above. The unit currently has a metal vent on the side gable wall, providing extraction for food cooked in association with the delicatessen. The building is a modern brick flat-roofed building. A communal car parking area is located to the front of the units and the building is located within a predominantly residential area on the edge of Wellington, and has a row of shops. It is not a designated District Centre, but would be considered to be a Local Centre. There are currently no take-away units within the row of shops, and there is a mix of uses including the delicatessen (application site), betting office, off licence, motor supplies shop and Halal butchers. A 'One-Stop' convenience store is also located on Dawley Road beyond 3 detached houses, with further residential properties opposite the application site. The nearest existing take-aways are located together approximately 300 metres from the application site, opposite the Whitehouse Hotel on Watling Street.

PLANNING HISTORY:

No planning history at the unit

Enforcement cases regarding change of use to take-away (2010) and roller-shutter (2007)

At adjoining units, change of use to A3 use has been refused –

51 Dawley Road – W94/0479 Full refused as contrary to Policy S12 of the adopted Local Plan and impact on residential amenities

53 Dawley Road – W97/0753 Full refused as contrary to Policy S12 of the adopted Local Plan, Policies S27 and S29 of the Amended Draft Local Plan

The policies in the Wrekin Local Plan that were referred to in the above refusals are not saved or are no longer relevant to Arleston (e.g. whilst S12 is saved, it refers to 'Newport Retail Frontages').

PLANNING POLICY CONTEXT:

National guidance:

PPS23 Planning and Pollution Control

PPG24 Planning and Noise

Core Strategy:

CS5 District and Local Centres in Telford

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

CONSULTATION RESPONSES:

The Council's Highways Engineer has no objection to the proposal.

The Environmental Health Officer has no objection following submission of amended plans and additional information. He has suggested conditions are imposed to ensure the installation complies with this information, and noise levels are restricted.

Wellington Town Council objects to the application on the following grounds:

- Noise
- Anti-social behaviour
- Health issues
- Odour
- Excessive litter
- Highways safety

Councillor McClements objects on the grounds of noise, anti-social behaviour and health issues from the extraction system.

Councillor Lewis objects to the proposal.

Wellington Local Policing Team objects to the proposal as the area around the Dawley Road Shops has historically been subject to anti social behaviour, including youths hanging around, drinking, causing nuisance, minor damage and litter issues. The local Police team along with the partner agencies have worked hard to resolve this issue. The take-away would increase the problems this location is suffering, by providing further reasons for youths to remain at this location and increase litter issues. By remaining open to 2300hrs it would increase the risk of the anti social behaviour taking place later as well, causing more concern and disturbance to local residents.

The Wrekin Housing Trust who owns the unit at 45 Dawley Road and residential units above has objected to the application on the grounds of anti social behaviour

which they have been working with local partner agencies to solve, increased noise and smell emanating from the property and impacting on adjacent residents.

15 objection letters have been received from local residents. The objections/concerns are summarised below:

- Noise and disturbance, odour and litter and possible antisocial behaviour
- Long opening hours to 11pm
- Predominantly residential area
- A number of other takeaway businesses in vicinity
- Previous planning refusals for this type of use
- If approved, will set a precedent
- Parking spaces referred to are shared by other shop units. Existing traffic and parking problems will be made worse
- Proximity of extraction fan to residential unit above
- Vermin will be attracted by food waste and smell
- Applicant has been stopping people in the street asking them to sign petition and promising them free food
- Conflict of interest given Applicant's relationship to Councillor

There has also been a significant amount of support for the proposal. The Local Planning Authority has received petitions containing approximately 150 names pledging support for the change of use to take-away, with a further 50 individual letters and approximately 200 duplicate letters submitted by residents of Arleston and Wellington. The letters of support outline that there are no such take-aways in the area and that they feel the take-away would be a benefit to the local community. A letter of support has also been submitted from Telford & Wrekin Council's Transport Contracts & Infrastructure Officer.

PLANNING CONSIDERATIONS:

The proposal comprises the change of use of the existing shop unit from a delicatessen (A1 use class) to delicatessen and take-away (a combination of A1 and A5 use classes). The application form states there would be 1 full-time and 1 part-time employee, and the hours of opening are proposed as 10am to 11pm 7 days a week.

Previously under the GPDO Use Classes Order 1987, cafés, restaurants, bars and takeaways all fell within A3 use class; however when the Order was amended in 2005 and 2006, this category was subdivided into A3, A4 and A5. A3 now comprises restaurants, snack bars and cafés, A4 pubs and bars and A5 takeaways. This revision to the Order was intended to enable local authorities to have greater control over town centre development and control the proliferation of pubs and takeaways etc.

Policy CS5 of the Core Strategy outlines Local Centres such as Arleston will be the focus for accessible local services and small scale community facilities to meet people's day-to-day needs. The mix of uses within a local centre should be carefully managed. Development must assist in creating vibrant, safe and attractive places, with design that reflects and responds to the locality. As outlined in the 'Site and

Surroundings', there are no other take-away businesses within the row of shops, with the nearest take-aways some 300 metres from the site on Watling Street. Therefore, it is considered that the proposal would conform to this policy and officers consider there would not be a proliferation of such food outlets.

Given the changes to the GPDO, the specific policies relating to A3 use in the Wrekin Local Plan have not been saved; thus the most relevant policies for the consideration of the proposal are deemed to be national guidance contained in PPS23 and PPG24. In addition, these policies are considered of particular relevance given the concerns raised regarding potential impact on residential amenities caused by noise, odour and disturbance from the unit.

PPS23 states that any consideration of the quality of land, air or water and potential impacts arising from development, leading to potential health issues, can be a material planning consideration, and that the planning system can play a key role in assessing the location of development which may give rise to pollution, and in ensuring that other uses and developments are not affected by existing or proposed sources of pollution. The Precautionary Principle should be followed if there is likelihood that the development or use could have harmful effects on health or the environment. The planning system plays an important role in controlling and preventing harmful development. PPG24 also recognises the importance of the planning system in controlling development that involves noisy activities, which should ideally be sited away from noise-sensitive land uses (such as established residential development). The national guidance asserts that local planning authorities must ensure development does not create unacceptable levels of disturbance, and that intensification of existing use or change of use may exacerbate such disturbance.

In regard to guidance in policies PPS23 and PPG24 and the concerns raised by Wellington Town Council and local residents, officers have discussed the proposal with the Council's Environmental Health Officer and have sought amendments to the scheme accordingly. The Environmental Health Officer has considered the revised plans and additional information and has no objection to the proposal subject to conditions to ensure the development is implemented as per the revised scheme and that noise levels are strictly controlled.

The design of the development is considered with regard to the following policies: Policy CS15 of the Core Strategy expects development to assist in strengthening local identity and projecting a positive local image. Wrekin Local Plan Policy UD2 asserts that development must respect and respond positively to its context, and enhance the quality of the local environment through high quality design. It also states the development will be assessed in relation to its scale, massing, form, proportions and materials etc.

The main revision to the design of the development and the external appearance of the shop unit is the new extraction system which comprises an external flue on the side gable wall and extends 1.5 metres above the flat roof of the 3 storey building. Whilst officers note that the flue will be visible and will extend above the roof of the building in order to meet Environmental Health requirements, officers consider the flue is set back some 5.5 metres from the frontage of the shop unit towards the rear

of the building and will therefore not be overly prominent in the streetscene. It will not significantly alter the character or appearance of the building, and details of materials can be conditioned to ensure it is in an appropriate finish.

There has been significant local interest in the application with a large number of letters of support as well as local concerns raised. The revised scheme has addressed the concerns regarding noise and odour from the extraction system with the addition of the proposed flue. With regard to noise and disturbance from customers and potential problems of anti-social behaviour at the Dawley Road shops, it is considered that a reduction in the hours of opening proposed would reduce the noise and disturbance from customers and vehicles and minimise the adverse impact on adjoining residential amenities. In this regard, officers suggest a condition stating that the take-away must close at 10pm, with staff vacating the premises by 10.30pm would be appropriate. The Applicant has stated that he would also install an additional litter bin at the shop unit. The location of the bin could be agreed by condition.

With regard to other concerns raised, officers do not consider that in recommending approval for a take-away in this unit, it would set a precedent for further approvals. Each application is considered on its individual merits and there would be regard for the relevant national and local policies outlined above. The unit shares the existing communal parking area and it is not considered that the proposal will lead to parking problems. The site is in a sustainable location in an existing local centre close to Wellington District Centre within an established residential area. In this regard, the Highways Engineer has no objection and therefore there are no highway safety issues.

On balance, whilst the change of use to a take-away business has caused concern for some local residents, there is also significant local support for the proposal. The potential problems of noise and odour from the extraction system can be resolved through the revised design and imposition of conditions. The proposed extraction system is considered to be of an acceptable design and appearance in relation to the existing building and area. Furthermore it is considered that with appropriate conditions regarding hours, the development will not have a significant detrimental impact on adjoining residential amenity and will address concerns of noise and disturbance from customers.

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to the following conditions:

- | | | |
|---|----------|--|
| 1 | A04 | Time limit – Full with no reserved matters |
| 2 | B05 | Details of materials/finish |
| 3 | B custom | Details of location of proposed litter bin to be provided |
| 4 | C38 | Development in accordance with plans |
| 5 | C custom | Environmental Health requirements - Silencer shall be fitted |
| 6 | D11 | Hours of opening 10am to 10pm, and premises vacated by 10.30pm 7 days a week |

REASON FOR APPROVAL:

The proposed change of use from existing delicatessen to delicatessen and take-away is considered acceptable in this location within a local centre in a mixed residential area. The extraction system is of an appropriate design and will not have a detrimental impact on adjoining residential amenities by reason of noise and odour; and the imposition of a condition regarding opening hours will address concerns of noise and disturbance.

TWC/2010/0428

Longford Cottage, Longford Road, Newport, Shropshire, TF10 8LP
Erection of a double garage with ancillary living accommodation

APPLICANT

Mr & Mrs A Lewis

RECEIVED

16/08/2010

PARISH

Church Aston

WARD

Church Aston and Lilleshall

CASE OFFICER

Phil Baker

COUNCILLOR EADE HAS REQUESTED THAT THIS APPLICATION BE CONSIDERED BY THE COUNCIL'S PLANS BOARD THE APPLICATION WAS DEFERRED AT THE LAST PLANS BOARD MEETING PENDING A MEMBERS' SITE VISIT.

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Size, Design and Appearance

PROPOSAL:

This application entails the demolition of an existing double garage and the erection of a double garage and garden store, with ancillary living accommodation over, at Longford Cottage near Newport.

The existing flat roof garage, which measures 5 metres wide, 6 metres deep, and 2 metres high, is constructed of pre-cast concrete wall panels and a corrugated sheeted roof, and is of no special architectural merit.

The proposed building would measure 9 metres wide, 6.3 metres deep, and 6 metres high. The walls would comprise facing brickwork and the pitched roof would use concrete tiles that matched those used on the adjacent house. The building would have a double garage, store, shower room and an internal staircase on the ground floor, and living accommodation on the first floor.

SITE AND SURROUNDINGS:

The site of the proposed building is located behind Longford Cottage, a large two storey, white rendered, house. Vehicular access to the rear of the property from Longford Road lies along the western side of the site.

To the west of Longford Cottage lies a farm; to the east is another residential property; to the north are open fields; and to the south, beyond Longford Road, are further fields.

PLANNING HISTORY:

None

PLANNING POLICY CONTEXT:

National Planning Guidance
PPS 1 –Delivering Sustainable Development

Saved Wrekin Local Plan Policies
Policy UD2 – Design Criteria

LDF Core Strategy
Policy CS7 – Rural Area
Policy CS15 – Urban Design

CONSULTATION RESPONSES:

The Ward Member considers that the proposed development is acceptable, and that any issues relating to the future use of the replacement building can be dealt with by conditions.

The Council's Geotechnics and Highways Engineers have no objections to the application.

The Council's Drainage Engineer has no objections subject to a condition relating to the disposal of foul and surface water drainage.

The Council's Ecologist has no objections subject to wildlife informatives relating to nesting birds and replacement planting.

PLANNING CONSIDERATIONS:

The application site lies in the Council's Rural Area where there are strict controls over the location of new residential development. At present only proposals within the villages of Tibberton, High Ercall and Waters Upton would be considered for new housing development.

The applicants have stated that the ancillary living accommodation would only be used as guest or overflow accommodation. When the Council receives applications for double garages, with living accommodation above them, your officers try to ensure that the proposals are not overly large, and only provide the basic amenities. This is to ensure that the accommodation remains subsidiary to the main dwelling and is only used as guest rooms etc. It is believed that the more conducive or advantageous the accommodation is, the more likely that it will become occupied by people using it as a main residence or as a separate household, which could then lead to lengthy enforcement proceedings. We therefore try to pre-empt these problems from occurring.

Amongst other things, your officers normally request the omission of all dormer windows (although we are willing to accept rooflights) and insist on outside staircases. In this particular case your officers felt that the proposed building was unacceptably large. However, as a gesture of goodwill, it was suggested that if the applicants were willing to remove the three dormer windows (and insert rooflights) then the size of the accommodation and the internal staircase would be accepted. The applicants were unwilling to accede to this request.

Officers have no objection in principle to the erection of a replacement double garage with some ancillary accommodation above. However, it is considered that the scale and size of the proposed development would be inappropriately large for an ancillary structure, and the dormer windows make it look too domestic in

appearance. The proposal does not relate positively to its context, nor does it respect or respond to the site and its surroundings. Therefore, it is considered that the new building would have a detrimental impact on the character and appearance of the existing dwelling and the surrounding environment.

RECOMMENDATION: REFUSE PLANNING PERMISSION for the following reason:

1. The Local Planning considers that the proposed development would, by reason of its scale, size, and design, create a building that would not respect or respond positively to its context, and would have a detrimental impact on the character and appearance of the site and the surrounding area. Accordingly the proposal is contrary to 'saved' Policy UD2 of the Wrekin Local Plan, Policy CS15 of the LDF Core Strategy, and national guidance contained in PPS1.

TWC/2010/0458

62 Wrekin Road, Wellington, Shropshire, TF1 1RN

Conversion of existing day care centre to 8no. dwellings and erection of 4 dwellings with associated parking, new site access and associated landscape and engineering works (Amended description)

APPLICANT

Telford and Wrekin Council

RECEIVED

17/08/2010

PARISH

Wellington

WARD

Ercall

CASE OFFICER

Anna Robinson

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of development, Scale and Design, Character and Appearance, Impact on Neighbouring Amenity, Highway Safety

PROPOSAL: This is a Council application which seeks planning permission for the conversion of the existing building to 8 dwellings and erection of 4 terraced dwellings to the rear of the site, with associated parking; new site access associated landscaping and engineering works. The proposal also includes a new roundabout to serve Wrekin Road and 'Roseway'

The existing facilities will be relocated to the new Wellington Civic Centre and the disposal of this site will release capital to fund the approved extensions.

SITE AND SURROUNDINGS:

The application site comprises a traditional former school building, of single storey red brick construction. The building is currently used as offices providing services such as Organisational Change and Development and Assertiveness Outreach Team. The existing building includes some modern extensions, including a flat-roofed element to the rear and a monopitch element within the central courtyard area. The site is predominantly hard surfaced with car parking to the south of the building and along the eastern and southern boundaries. The application site is located at a higher ground level than Wrekin Road. To the rear of the site is a walled garden area in an elevated position to the building, which is overgrown and includes several greenhouses. A number of trees and shrubs bound the site to the southwest.

The site is bounded by a brick wall to the north adjacent to No.56 Wrekin Road and the eastern boundary fronting the highway. The site is currently accessed to the southeast corner, adjacent to No.72 Wrekin Road, and has poor visibility with the adjacent highway. On street parking is evident both sides of Wrekin Road. Opposite the site, 'Roseway' leads to a further established residential development.

The application site is located in a predominantly residential area comprising Victorian and inter-war terraces in addition to modern semi-detached houses and flats, and is situated in a highly accessible location close to Wellington District Centre, services and facilities.

PLANNING HISTORY:

No recent planning history on the site, however planning consent has been granted for a similar proposal at Highfield House – conversion of existing building to 4 dwellings and erection of 9 dwellings in the grounds of the building (Ref: TWC/2010/0089).

Pre-application discussions regarding the proposed development – principle of residential development considered acceptable.

PLANNING POLICY CONTEXT:

National Planning Policy:
PPS1 Delivering Sustainable Development
PPS3 Planning and Housing
PPG13 Highways

Core Strategy:

CS1 Homes
CS5 District and Local Centres
CS12 Natural Environment
CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria
H6 Windfall Sites in Telford & Newport

CONSULTATION RESPONSES:

Wellington Town Council has raised no objection to the proposal.

Highways have no objection in principle subject to conditions regarding construction of car parking (Condition C19) and the mini roundabout, and standard Highways Informative (I11).

The Conservation Officer states that given the existing use was in itself a conversion, the principle of converting the building is acceptable. The alterations to the exterior are limited; the removal of the flat roof extension will result in the frontage being partly restored to something more akin to its original form, which is to be supported. The major change is the insertion of a new floor which causes some difficulty given the nature of the full height windows to the rear where it is proposed to brick up part of the structure at the top end of the window to hide the floor line. Whilst this is not an ideal circumstance, it is fortunate that the works are located to the rear of the property which will not be visible from anywhere except the adjoining neighbour. As the bricking up of windows is a reversible measure there is an option for restoration. It is noted that it is not proposed to replace any of the windows and it is assumed Permitted Development Rights will be removed as it is effectively apartments and for the benefit of group value. Following submission of amended plans, the overall reduction in the number of roof lights is acceptable. The presence of roof lights is, unfortunately, a necessary consequence of conversion; however conservation roof lights would be less obtrusive.

The Ecologist advises the report recommendations should be followed, and recommends informatives for bats, amphibians and badgers, provision of ramps in trenches, bird boxes, replacement planting and refuges.

The Arboricultural Officer has confirmed he agreed the extent of tree removal at pre-application stage, and prepared the tree survey submitted with the application. In the tree survey, it is acknowledged that retention of all the existing trees on site may not be possible; however he has suggested a condition regarding replacement planting to be imposed.

Contaminated Land (Environmental Health) has no comments regarding the proposal.

The School Organisation Officer has advised that as the capital receipt will be used to support the Borough Towns Initiative, they would not pursue a contribution towards educational facilities from this development.

The Parks and Open Space Department has requested a contribution towards upgrading offsite recreational facilities. Following negotiations with the Applicant, the officer has requested a contribution of £375 per dwelling.

Shropshire Fire Service has raised no objections subject to informatives.

Three neighbour letters have been received with their comments summarised below:

- Difference in ground levels with application site at higher level than adjoining property
- Building work could undermine existing retaining wall boundary
- Damage to roots of mature trees
- Security risk
- Loss of light
- Loss of outlook
- Overlooking and loss of privacy
- Noise and light pollution
- Adverse impact on wildlife
- Existing highways issues – poor visibility, onstreet parking, will be exacerbated by development. Concerns re: proposed roundabout
- Devalue property

PLANNING CONSIDERATIONS:

The development site is classed as white land and therefore there is a presumption in favour for development. The building does not benefit from any statutory or local protection and can therefore be demolished without planning consent. However the applicant has sought to protect and preserve the character of the site.

National Planning Policy Statement 1 (PPS1) asserts that development must be of a high quality design, reflecting the context of the area and enhancing the character and quality of the locality. PPS3 reflects policy in PPS1, referring to the requirement that development should be of good design and appropriate in its context, enhancing

the distinctive character. It should be well integrated and complementary to neighbouring buildings and the locality with regard to scale, density, layout and access. PPS3 has been updated in June 2010 whereby private residential gardens no longer constitute previously developed/ brownfield land and the minimum density of 30 dwellings per hectare is deleted.

In terms of local planning policy, Core Strategy policy CS5 outlines that new housing development will be focussed on Wellington, along with 5 other District Centres and in locations that are highly accessible to these centres. The site is in a highly sustainable location close to Wellington District Centre. The development will help to provide community benefits in the area, through the funds from the release of the site enabling the redevelopment of the Civic Centre in Wellington. Subsequently the proposal complies with policy CS5.

Policy H6 states that housing development within the built up area is permitted if it complies with certain criteria relating to parking, access, drainage, ground issues, impact on adjacent use and high quality design. This policy is then supported by Policy UD2 of the Wrekin Local Plan which asserts that development must respect and respond positively to the context, and enhance the local environment through high quality design, and it will be assessed in relation to its scale, form, density, orientation, layout, proportions, materials and access etc.

The proposal comprises full planning permission for the conversion of the existing building to eight 2 bedroom duplex apartments with mezzanines installed to provide additional accommodation for each unit (bedrooms and bathroom). In addition, the proposal seeks to demolish the existing modern single storey elements including a flat-roofed extension which is of a scale, form and design which does not enhance or relate to the main building. This will also create a central courtyard area. There would be a combination of small private garden areas to the north of the building and communal areas. A total of 8 allocated parking spaces and 8 visitor spaces will be provided. To the rear of the building, a terrace of 4 new units which would comprise 2½ storey 3-bedroom properties is proposed, with single parking spaces to frontages and amenity space to rear. This level of parking is considered acceptable

The existing vehicular access will be replaced by a widened access point in a central position directly opposite Roseway, with a new mini roundabout on Wrekin Road to improve highway safety. It is therefore considered the proposal improves highway safety.

The application site is located in a mixed residential area; subsequently the proposal will complement adjacent uses. The layout, scale and design of the new properties are considered acceptable, in keeping with the existing building and the character of the surrounding area. The alterations to the building and removal of modern extensions in association with the conversion are deemed appropriate and the Conservation Officer considers the revised scheme with a reduction in rooflights is acceptable to provide a suitable design and appearance. The scale and design of the terraced row is in keeping with the context of the existing building and adjoining development in Wrekin Road. The orientation of the new dwellings will not have a detrimental impact on neighbouring properties. The existing boundary wall along Wrekin Road would be removed. Other boundary walls shall be retained and raised

to 1.8 metres to maintain privacy to existing and proposed properties, with 1.8 metre timber fencing between the units. The proposal provides adequate amenity space and it is considered that the development will not have a detrimental impact on existing or proposed residential amenity. However it is suggested that a condition to remove householder permitted development rights will ensure that residential amenity to both existing and proposed residents are preserved. Subsequently it is considered the proposal complies with H6 and UD2 of the Wrekin Local Plan.

The Ecologist has confirmed there are no objections to the development subject to condition. With regard to the loss of trees and shrubs, the Arboricultural Officer has no objection to the proposal subject to a scheme for replacement planting. Therefore the potential impact on both flora and fauna can be mitigated against.

With regard to other neighbour objections not addressed earlier in the report, it is considered that security of the site will be improved, allowing continual use of the site providing natural surveillance, rather than only opening during office hours. With regard to the impact on the existing retaining wall, the applicant has to ensure such walls are adequately retained in order to comply with building regulations. With regard to the value of properties, this is not a material planning consideration,

In conclusion, the principle of residential development is considered acceptable and will enable community facilities to be provided in Wellington District Centre. The site is in a sustainable location, close to services and facilities in Wellington District Centre. The layout of the site and the scale and design of the 4 new dwellings and conversion of the building to 8 units with associated parking, amenity space and landscaping is considered acceptable and in keeping with the context of existing surrounding residential development. The removal of the flat-roofed extension will preserve and enhance the building. The proposal will not have a detrimental impact on the residential amenities of adjoining properties nor highway safety. Subsequently the proposal is compliant with both local and national planning policies.

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to written confirmation from Property and Design to provide a financial contribution of £4500 towards upgrading of community use recreation facilities and the following conditions:

- | | | |
|----|----------|--|
| 1 | A04 | Time limit – Full with no reserved matters |
| 2 | B06 | Samples of materials |
| 3 | B10 | Sample panel of brick |
| 4 | B11 | Details of doors and windows |
| 5 | B14 | Landscaping design (including replacement planting) |
| 6 | B23 | On-site construction |
| 7 | B24 | Mud on road |
| 8 | B33 | Foul and surface water |
| 9 | C19 | Car parking |
| 10 | C38 | Development in accordance with deposited plans |
| 11 | C70a | Recommendations in Protected Species report to be followed |
| 12 | C custom | Mini roundabout |
| 13 | D01 | Removal of permitted development rights |

REASON FOR APPROVAL:

The principle of residential development is considered acceptable and will enable community facilities to be provided in Wellington District Centre. The site is in a sustainable location, close to services and facilities in Wellington District Centre. The layout of the site and the scale and design of the 4 new dwellings and conversion of the building with associated parking, amenity space and landscaping is considered acceptable and in keeping with the context of existing surrounding residential development. The removal of the flat-roofed extension will preserve and enhance the building. The proposal will not have a detrimental impact on the residential amenities of adjoining properties and improve highway safety.

TWC/2010/0492 Madeley Academy, Castlefields Way, Aqueduct, Telford, Shropshire, TF7 5FB
Erection of extensions, creation of additional car parking and formation of a new pedestrian access

APPLICANT

Kier Moss Construction

RECEIVED

13/09/2010

PARISH

Madeley

WARD

Madeley

CASE OFFICER

Rob Price

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Access, Highway Safety, Design, Green Network and Trees.

PROPOSAL:

Erection of extensions, creation of additional car parking and formation of a new pedestrian access.

SITE AND SURROUNDINGS:

The site is 8.8 hectares in area and comprises of the recently opened Madeley Academy buildings including a vocational centre, sports pitches and car parking. A landscaping belt fronts part of the site from Castlefields Way.

The site is accessed off Castlefields Way, with the main vehicular entrance being situated opposite Woodside Avenue to the west, beyond which is the Woodside area of Telford. To the north lie a footpath, railway line, and beyond that the road known as Queensway all of which run east to west. To the east is an area of open space designated as a wildlife site and the Madeley Court Hotel. To the south is a further area of open space designated as a wildlife site.

PLANNING HISTORY:

W2007/0753 – Erection of the Academy with a vocational training centre, gate house, wind turbines and creation of sports pitches, athletics track and new vehicular and pedestrian access – Full Granted – 21st December 2007.

PLANNING POLICY CONTEXT:

National Planning Guidance

PPS 1 –Delivering Sustainable Development

Saved Wrekin Local Plan Policies

UD2 – Design Criteria

OL5 – Extensions and Redevelopment in the Green Network

LDF Core Strategy

CS9 – Accessibility and Social Inclusion

CONSULTATION RESPONSES:

Madeley Parish Council – Support subject to conditions.

Archaeology – No comment.

Arboricultural – Objects to the proposed pedestrian access as it runs through a belt of trees retained for their landscaping values in the original permission. An alternative route for the footpath proposed is suggested as a condition.

Ecology – No comment.

Geotechnical – Support subject to informatives.

Highways – Support subject to highway safety contribution and conditions. Further to recent pedestrian survey the local highway authority had the following comments to make:

“The Academy has, through the original Consent, provided various mitigating measures to accommodate access to the site. Given the nature of the development measures for pedestrians and cyclists were of paramount importance and included enhancements to the signal junction, the footway/cycleways leading to the site and the Public Right Of Way which provided an off road link to Aqueduct.

This latter facility was included in the original submission but its use is now being discouraged by the school.

As a result there is a higher than expected use of the footway crossing the Ironbridge Bypass at the Castlefields Roundabout. The pedestrian survey that has been provided suggests 10% of pedestrians use this route and with the proposed extensions and additional pupils I would estimate about 100 children will want to cross in this direction on the journey to/from the Academy.

Whilst this route did receive some improvements this was on the basis of a relatively low level of use which is not what is likely to occur. Measures such as an over bridge or a signalised crossing will be too expensive and would be difficult to justify and the latter would conflict with the operation of the bypass and roundabout. As such any further enhancements would be relatively limited in scope.

My colleagues in Road Safety have been involved with this site since it opened and have also had to deal with queries surrounding the safe routes to the school. I have asked them to consider what further improvements could be carried out at this crossing point and they have identified the following:

- i) Amend/relocate the 40mph TRO approaching the roundabout from the west.
- ii) Make a gateway feature of the 40mph so that vehicles are slowing down prior to negotiating the crossing point and roundabout - Dragons teeth road markings.
- iii) Extend the footway on the north and south sides of the crossing point so that pedestrians cross a narrower part of the carriageway with better visibility of vehicles approaching from the west.
- iv) Improve the central refuge to make it more pedestrian friendly – widen refuge by approx 1.0-1.5 metres.

v) Lay anti skid on the approach to the roundabout.

The combined cost of the above will be £35,000. Based on the proposed level of use identified I believe the above is justified and I would ask that this be secured through S106.

Shropshire Fire Services – Standard informative.

Neighbours and Other Interested Parties – No external representations have been received.

PLANNING CONSIDERATIONS:

The proposal includes several extensions, the creation of new car parking and the creation of a new pedestrian access.

The main extension is a two storey building situated to the south of the main building. The land on which the extension is proposed has limited use as the ground levels change at this point. It is proposed the building will be built off the existing lower ground level of the Academy so that there is only a single storey visible from the key north-west elevation from Castlefields Way. Viewed from this aspect the height of the proposed building will be similar to that of the existing sports hall. The location of this extension will not affect the natural light to the main Academy building and will provide a new access via a ramp. The form and features of the building will follow that of the existing buildings, with materials of a similar nature to the existing Academy. The proposal to extend onto an existing hard standing and is considered appropriate subject to conditions regarding materials.

The proposed restaurant extension is at lower ground level in the form of a concentric curve set at the centre the existing restaurant. As the proposal is predominantly glazed and single storey it will provide a stepped approach to compliment the existing form of the buildings. The proposal is situated onto an existing hard standing and given the proposed additional pupil numbers is a necessity and is considered appropriate subject to conditions regarding materials.

The Vocational Learning Centre is a single storey pod like building that sits separately to the main Academy building. The proposal to extend onto an existing building and hard standing is considered appropriate subject to conditions regarding materials.

All buildings will be fully accessible to the disabled and the two-storey extension includes a new lift.

The proposed car park will provide an additional 20 car parking spaces for members of staff and is located on an area of hard standing adjacent to the tennis courts and is considered to be acceptable subject to a condition regarding an updated travel plan prior to occupation.

The proposed pedestrian access is located at the southern end of the site through a belt of trees landscaping the Academy onto the footpath adjacent to Castlefields Way. This link is proposed as a result of congestion at the main entrance at peak

times, it is hoped this secondary access should alleviate some of the congestion at the start and end of the school day.

It is felt given the original objection from the Council's Arboricultural Officer the exact route of the proposed footpath should be determined on site in conjunction with an Arboricultural Officer and as such a condition is proposed to that end.

An element of additional landscaping is proposed for the existing bank adjacent to the main extension and in the form of raised planting beds given the change in ground levels.

Policy OL5 of the Wrekin Local Plan refers to extensions and redevelopment in the green network. It is felt that in this circumstance the very small element of green network fronting the site that will be affected will not significantly affect the function of the green network in the locality and is acceptable given the proposal would improve accessibility to an educational and community establishment.

Given the evidence produced during the application period, the number of pupils that are crossing Queensway wholly justifies the reasoned approach take by Highways. The £35,000 requested to improved highway safety for pedestrians is to be secured by way of legal documentation. The method to be used will be reported in an update to members at Plans Board.

Policy CS9 of the Core Strategy refers to accessibility and social inclusion. It is considered this proposal seeks to improve accessibility by means of a new pedestrian access and by the off-site works to improve pedestrian safety for crossing Queensway.

In conclusion the principal of development at this existing educational establishment to improve accessibility and create a better learning environment is welcomed by your Officers. It is considered the proposed extensions are not disproportionate to the existing building stock and are acceptable in terms of design. The proposal is subject to the securing of the planning contribution toward off-site highway safety improvements and appropriate conditions.

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to signing of appropriate legal documentation for planning contributions for highway safety improvements and the following conditions:

- | | | |
|---|---------|--|
| 1 | A04 | Time limit – Full with no reserved matters |
| 2 | B06 | Material samples |
| 3 | B07 | Sample panel of brickwork |
| 4 | B22b | Travel plan prior to occupation |
| 5 | BCustom | Footpath re-alignment and prior to occupation |
| 6 | C38 | Development in accordance with deposited plans |
| | I17 | Mineral Area |
| | I20 | Contaminated Land |
| | I32 | Fire Authority |
| | I40 | Conditions |
| | I41 | Reason for Grant of Permission |

REASON FOR APPROVAL:

The proposal seeks a number of small extensions, additional car parking and an improved pedestrian access to an existing educational establishment. There is no issue of principal and the extensions are not considered to be disproportionate to the existing building stock. Given the increase in pupil numbers, improvements to the safety of the highway network are required. Therefore should the planning contribution requested by highways be secured, it is considered appropriate to grant full planning permission.

TWC/2010/0527
4 Hiatt Avenue, Wellington, Telford, Shropshire, TF1 3AS
Erection of single storey front, side and rear extension

APPLICANT

Mr Ian & Mrs Kelly Rowley

RECEIVED

06/10/2010

PARISH

Wellington

WARD

College

CASE OFFICER

Matthew Thomas

OBJECTIONS RECEIVED: No

MAIN ISSUES:

Scale, mass and design and impact on neighbouring properties.

PROPOSAL:

Erection of a single storey front extension to enlarge the lounge/dining area and hall. side and rear extension and a single storey side and rear extension measuring a minimum of 2.3m wide and 13.8m deep, to create a utility room, bed/sitting room and ensuite bathroom.

SITE AND SURROUNDINGS:

The property is a semi detached house, situated on a quiet cul-de-sac. Immediate properties are of similar size and design: red brick, white UPVC windows. The property has a shared drive with a semi detached house to the south but does not have a distinguishable boundary. It is set back about one metre from the neighbouring semi-detached property.

PLANNING HISTORY:

None

PLANNING POLICY CONTEXT:

National Planning Guidance
PPS 1 –Delivering Sustainable Development

Saved Wrekin Local Plan Policies
Policy UD2 – Design Criteria

LDF Core Strategy
CS15 Urban Design

CONSULTATION RESPONSES:

Highways: Support
Drainage: No Comments
Wellington T/C: No Objections

PLANNING CONSIDERATIONS:

The application consists of two elements. The first element is for a small single storey extension to the front of the property and would result in an alignment of the

external wall with that of the neighbouring property. The extension would provide an entrance porch and extend the lounge area.

The front extension is considered acceptable because it will be in keeping with the neighbouring properties as others have carried out similar works. This extension would have no detrimental impacts on the adjoining property (No.2 Hiatt Avenue) or other immediate properties and would be in keeping with the existing street scene. The proposed front extension in fact would help simplify the appearance of the existing elevation as it would result in the removal of the rather incongruous artificial stone panel to the side of the front door.

The second element is for a single storey extension to the side and rear of the property, measuring 13.83m x 3.25 m. This element of the development would be constructed of orange/brown brickwork with cream painted render panels and areas of horizontal timber boarding covered by a hipped pitched roof. The extension will provide a utility room and a bed-sitting room with en-suite facilities. A covered timber pergola lean-to links this extension with the existing rear elevation. Four full height windows including two patio doors are inserted into the side elevation facing the rear garden to No. 2 Hiatt Avenue. One of the full height windows will be of obscure glazing as it serves the en-suite. One of the patio windows will serve the bed-sit while the other will serve the utility room.

The proposed side/rear extension would require the removal of the existing garage and would extend out to the boundary line which, despite a shared driveway, is pinpointed by an old fence post which sits in between the two garages. In the opinion of the Local Planning Authority, the side extension would have a detrimental impact upon the neighbouring property (No.6 Hiatt Avenue) as one of their two kitchen windows would directly face the proposed extension, resulting in an overbearing effect on the residential amenities in terms of overlooking and loss of privacy to the neighbouring property.

The single storey extension running 13.83 metres along the side boundary is considered unacceptable due to the scale of development which is disproportionate in relation to the original dwelling and the impact that such an extension would have on neighbouring properties. The proposed extension extends deep into the garden – consuming approximately 35-40% of the rear garden area. Although single storey, it has the potential to overlook its neighbouring property to the north (No. 2 Hiatt Avenue) and cause problems of overlooking, although this could be mitigated with appropriate screening. The proposed development butts up to the boundary of No.6 Hiatt Avenue and would have an unacceptable overbearing effect on this neighbouring property and its garden area.

In considering the deposited plans, the scale, and design features (separate front entrance to the extension) of the proposed development could potentially result in the creation of a separate dwelling at some future date. Given the location and size of the property and associated curtilage, together with the prevailing character of the area, this scenario would be highly inappropriate.

RECOMMENDATION: to REFUSE PLANNING PERMISSION for the following reasons:

1. The Local Planning Authority considers that the size, design and positioning of the proposed single storey side and rear extension would result in a cramped form of development resulting in an inadequate and unsatisfactory amount of private amenity space for both existing and future occupiers of the application site dwellinghouse therefore be contrary to 'saved' Wrekin Local Plan Policy UD2.
2. The Local Planning Authority considers that the proposed single storey side and rear extension by reason of its location and orientation, would be likely to have a detrimental effect on the amenity of the adjoining residential property in terms of overlooking and loss of privacy. Accordingly, the development would be contrary to 'saved' Wrekin Local Plan Policy UD2 and Government guidance contained in PPS1 and PPS3.
3. The Local Planning Authority considers that the proposed side and rear extension by virtue of its scale, mass and form would be disproportionate to the scale and character of the original dwelling house and would be likely to have a detrimental impact on the character and amenities of the local area which would be contrary to 'saved' Wrekin Local Plan Policy UD2 and Core Strategy Policy CS15.

TWC/2010/0564

Southwater Regeneration, Telford Centre, Telford, Shropshire, TF3 4HS
Approval of Reserved Matters for erection of new Civic Offices (comprising Sui Generis, Classes A1, A2, A3 and A4 uses), external landscaping and associated public realm works, cycle parking facility and lake.

APPLICANT

Telford & Wrekin Council

RECEIVED

15/10/2010

PARISH

Great Dawley

WARD

Malinslee

CASE OFFICER

Gareth Thomas

OBJECTIONS RECEIVED: Yes

MAIN ISSUES:

Urban design, sustainable development and car parking.

PROPOSAL:

The proposal is for the erection of a new purpose-built Civic Offices (sui generis) incorporating local authority offices and flexible Use Classes Order A1 to A4 restaurant and retail development, totalling 8,434 sq m gross internal floorspace. The proposal also includes details of public realm in the vicinity of the proposed replacement Southwater Lake.

The development of the new civic offices represents the next stage in the development of Southwater and follows the approval by Members of the engineering and enabling works application last month (TWC/2010/0432). The proposed civic offices are anticipated to be occupied in early 2013. Vacation of the existing Council offices at Malinslee House, following disposal of the site to ASDA, will facilitate retail development at that site for which, planning permission has been issued.

SITE AND SURROUNDINGS:

Southwater is located to the south of the Telford Shopping Centre and Box Road and follows part of the northern boundary of the Town Park. There is an existing well used pedestrian link bridge between the Telford Shopping Centre and Southwater Square. The site is located to the south east of the present Square and immediately south of the Bingo Club and Ice Rink complex.

The proposed Civic Offices form part of a masterplan designed to create a vibrant new heart for the town centre, integrating the International Centre, the existing leisure complex and other existing town centre uses including Meeting Point House, the library, hotels etc with entertainment, leisure and night-time uses.

The site occupies a significant location at the south east corner of the proposed Southwater Square. Members are asked to note that a separate planning application is to be submitted for the public realm works that will be necessary to complement the new civic building and Southwater Regeneration area. The building will form the southern edge to the new Main Street approved at last month's meeting of Plans Board. Main Street will provide the spine of new routes and spaces running through the heart of Southwater. Directly opposite the northern façade and fronting

Main Street are the leisure activities associated with the Bingo Club and the Ice Rink. These buildings will be enhanced probably by retail or other appropriate town centre uses additions to help create a proper streetscene.

DETAILS OF PROPOSAL:

The proposed Civic Offices has been designed in order to provide an appropriate civic quality, which will also provide a benchmark for subsequent development through design quality and high quality materials. The ambition is for the building to achieve BRE Environmental Assessment Method (BREEAM) 'excellent' status in terms of sustainable design in line with planning conditions attached to the outline permission. BREEAM addresses wide-ranging environmental and sustainability issues and enables a developer to prove the environmental credentials of their buildings through a consistent and understandable scoring system.

The proposed civic offices comprises a gross internal development area of 8,434 sq m which breaks down into 7,816 sq m of civic offices (sui generis) and 617 sq m of A1-A4 (flexible) restaurant and retail space. This will be provided as a five-storey building incorporating three wings of accommodation arranged around two atria. The plant room is located on the roof, recessed from the building's edge. Height to roof parapet is 22 metres with a further 2.95 metre plant room addition. A new Southwater Lake feature is introduced to provide a formal open space feature that is also intended not only to integrate the building into the Town Park but also to provide space for informal activity and relaxation. Terraces will project from the ground floor of the building into the lake to create hard and soft landscaped fingers projecting into the lake. There is of course a fine panorama towards the Town Park and the building is intended to take full advantage of this.

The building is intended to be set at the same level as the square and a consistent ground floor level throughout will be provided to allow maximum flexibility (of uses) within the building as well as providing maximum accessibility for users.

The proposed building will provide new office space accommodating departmental staff, the contact centre and 'First Point'. First Point generates significant visitor movement and this is to be housed on the ground floor, along with a coffee shop and seating areas. Also at ground floor are back of house facilities, together with flexible A1-4 retail/restaurant uses.

PLANNING HISTORY:

Outline permission Ref W2009/0914 Granted 17/06/2010 – Mixed use development comprising Offices and Civic Offices (B1a/Sui Generis); Residential (C3) (up to 330 units); Retail, Cafes/Restaurants; Financial and Professional Services; Drinking Establishments (A1, A2, A3, A4); Learning & Media Centre (to include replacement for Meeting Point House); Leisure Pool, Cinema; Hotels; Energy Centres; Conference and Event Facilities and a medical centre (C1, D1, D2 and sui generis); associated landscape improvements to public realm, replacement and construction of Southwater Lake, boundary treatment and new and reconfigured access, construction of basement, undercroft, surface and multi storey car parking; and ancillary works. Retention, refurbishment and extension of the existing ice rink building and extension to bowling and bingo building. Retention of existing hotels and Event Centre facilities.

Full Permission TWC/2010/0446 – Granted 28/10/10 – Engineering operations comprising foul and surface water drainage works and the draining of Southwater Lake, earthworks to facilitate a Main Street and new Southwater lake, demolition of Spout Farm House and the Town Park Ranger base, highways improvements to existing and reconfigured accesses, replacement and creation of surface car parking, landscaping, retaining structures and all associated and ancillary works. Southwater Regeneration, Telford Town Centre

PLANNING POLICY CONTEXT:

National Planning Guidance

PPS 1 - Delivering Sustainable Development

CTAAP- Character Area TC1a – Central Southwater

- SA2 Southwater – appropriate mix of uses for Central Southwater

Saved Wrekin Local Plan Policies

Policy UD2 Design Criteria

Policy UD3 Urban Design Assessments

Policy UD4 Landscape Design

Policy TC4 – Design principles and enhancement of public spaces around Southwater Square

Policy TC14 Town Centre Design

LDF Core Strategy – CS4 Central Telford

CONSULTATION RESPONSES:

Local Highway Authority – main issue relates to car parking. During discussions it has always been maintained that parking would come forward in the form of a multi storey car park. However, as it is not programmed for delivery, a temporary use of Randley Lorry Park as a car park is required. Further information on lighting, barrier detail and drainage of the temporary facility is necessary. Disabled spaces should be on the Southwater car park rather than at Randley. Recommend condition requiring the provision of 250 minimum car park spaces, including surfacing, drainage etc details.

Great Dawley Parish Council: Generally welcome the application, but due to size of information documentation, wish to discuss further with planning officer, any additional comments will be provided in any update.

Shropshire Fire Authority: No objections subject to standard informatives

Objection letter from Pegasus (planning consultants) on behalf of Meeting Point House (MPH):

- The contextual plans and drawings show the development against future rather than existing development
- Difference between proposed heights and those allowed on the outline permission – the additional height hasn't been properly considered

- The proposed building is located due south from MPH. Should MPH remain in situ, the impact on the MPH building, its outlook and immediate environment could be compromised should the situation remain as now
- The north elevation containing louvers and similar items which will not enhance the public space between MPH and the development

PLANNING CONSIDERATIONS:

The principal issues relate to design, including landscaping and car parking. Design must also reflect planning conditions imposed on the outline consent. In this regard a number of planning conditions have been discharged by the Local Planning Authority but one of the important design related conditions related to the requirement for the development to meet BREEAM 'excellent' standard.

In contextual and design terms, the site offers something of a blank canvas as there are few, if any buildings of note present on Southwater from which to influence the building design. The site does however enjoy the opportunities created by the Town Park and the Design & Access Statement (DAS) accompanying the outline permission demands that development should strive to provide a more positive interrelationship with the Town Park to maximise this unique asset. Moreover the DAS also sets the scene in that there is an expectation that the new civic offices along with other new structures should provide a powerful icon based on the interplay between buildings, urban form and Park while creating sustainable buildings which architecturally are "highly distinctive". These are challenging ambitions.

The design is certainly bespoke and is designed to provide a highly legible civic building of significant quality. The DAS masterplan sets out building scale parameters to encourage consistency in built form through the Development Zones so that the buildings can relate well to one another, with a clear and legible massing. The proposal meets these requirements by creating a five storey building able to sit easily and begin to achieve visual (and aesthetic) dominance over existing neighbouring leisure buildings. The scale also allows considerable opportunities to improve views towards the Town Centre from the Park.

In terms of appearance, there is great potential for buildings in the new Southwater area to offer significant improvements to what we currently find and clearly the Council wishes to set new standards for design excellence. The proposed building is intended to use the highest quality materials which including the use of white terracotta tiles for the office element above ground level with blue brick used for column elements in the ground floor and as subdivisions for openings within the terracotta panels. This is designed to give solidity to the building base and frame the entrance when viewed from Southwater Square. The remainder of the ground floor is enclosed in aluminium framed curtain walling and glazed full height windows. Timber is used sparingly predominantly as a foil to the dominant brick and terracotta tiles. The roof includes a timber clad plant area set back from the parapet edge.

The overall design offers a strong focal point for Southwater and its contemporary design does not mask the civic purpose for the building. It has solidity and strong vertical elements and maximises the opportunities created by its location overlooking the Town Park. An important requirement is for the building to have an active

frontage to the new Main Street. This has been achieved. Furthermore, the necessary building services have been carefully designed out.

In terms of sustainability, the Council is committed to achieving BREEAM Excellent standard for the new civic offices. In order to reduce the energy consumption and carbon dioxide emissions, energy efficiency measures have been incorporated to all areas of the development design, including:

Passive Energy Saving design:

- Solar control, low e-glazing on all elevations
- Brise soleil and solar shading to reduce unbeneficial solar gain and eliminate the need for air conditioning
- Optimised opening windows and open atria to increase air flow through the building
- Thermal mass to increase temperature stability through the day

Active Energy saving Design:

- Efficient central displacement ventilation with heat recovery
- Night time free cooling
- High efficiency lighting with high frequency ballasts
- Lighting intelligently controlled by occupancy sensors and daylight linked dimming
- Efficient cooling systems to the IT hub rooms
- Low energy variable speed pumping
- Intelligent Building Management System (BMS) and energy metering
- Power factor correction

Offsite Energy Generation:

- Low carbon CHP led district heating system

Renewable Energy Sources:

- Photovoltaic panels
- Ground coupled ventilation ducts

It is considered that the above elements will deliver significant benefits in terms of carbon emissions reductions and energy efficiency and should comply with conditions attached to the outline permission, subject to final accreditation.

In terms of landscape design, the application site area edged in red comprises the building itself and the new formed Southwater Lake. It is anticipated that the public realm planning application will include proposals for quality public realm for Southwater Square, Main Street and International Square. The public realm directly associated with the civic offices planning application therefore confines itself to the areas between the southern elevation to the Town Park boundary i.e. largely the south facing terracing and Southwater Lake. The proposals for soft landscaping is designed to offer a softening of the civic offices when viewed from the Park and helping to provide biodiversity interest and contribute to the health of the lake. Hard landscaping involves the use of timber decking, York paving, setts and paviers to

reflect what may come forward in the planning application for public realm. Your officers consider the proposals to be of excellent quality.

The proposals overall have been subject of considerable public and stakeholder consultation. The building will provide a modern and flexible environment thereby meeting corporate requirements for operational excellence and flexibility as well as providing opportunities for contemporary methods of working. This objective has been met while achieving a design that is unique and which should make a very positive contribution to the overall development of Southwater. The proposal satisfactorily demonstrates how the development will act as a focus for Southwater and set a standard for future development.

RECOMMENDATION: to GRANT RESERVED MATTERS APPROVAL subject to the following conditions

1	A02	Time limit –reserved matters type and duration
2	B06	Samples of materials
3	C12	Landscaping implementation
4	C19	Car Parking
5	C38	Development in accordance with deposited plans
6	C Custom	Cycle storage
7	C Custom	Disabled parking scheme
I32	Informative	Fire Authority
I34	Informative	Outline conditions
I34a	Informative	Outline conditions
I40	Informative	Conditions
143	Informative	Reasons for Reserved Matters
RA	Custom	Reasons for approval
Custom	Reason for approval	

REASON FOR APPROVAL:

The development is considered to be in compliance with PPS 1 and Local Planning Policies contained in the Council’s Core Strategy Policy CS4, the Deposit Draft Version of Central Telford Area Action Plan Policy SA2 and Saved Wrekin Local Plan Policies UD2 Design Criteria, Policy UD3 Urban Design Assessments, UD4 Landscape Design, TC4 – Design principles and enhancement of public spaces at Southwater Square and TC14 Town Centre Design. In contextual and design terms, the development will enhance its setting adjoining the Town Park. In the opinion of the Local Planning Authority the design will provide a highly legible civic building of significant quality and will lead to improved views towards the Town Centre from the Park. The proposed building complies with the scale parameters of the outline permission. An important requirement is for the building to have an active frontage to the new Main Street. This has been achieved.

In terms of sustainability and energy savings, the development is likely to achieve BREEAM Excellent standard. The development will deliver significant benefits in terms of carbon emissions reductions and energy efficiency and will comply with conditions attached to the outline permission, subject to final accreditation.

The proposals for soft landscaping is designed to offer a softening of the proposed building when viewed from the Park and helping to provide biodiversity interest and contribute to the health of the Southwater Lake. Hard landscaping involves the use of high quality materials.

The proposals overall have been subject of considerable public and stakeholder consultation. The building will provide a modern and flexible environment thereby meeting corporate requirements for operational excellence and flexibility as well as providing opportunities for contemporary methods of working. This objective has been met while achieving a design that is unique and which should make a very positive contribution to the overall development of Southwater. The proposal satisfactorily demonstrates how the development will act as a focus for Southwater and set a standard for future development.